ADDRESS NEW OWNER AS:
James R. & Cynthia W. Webb, Trustees
4660 Henry Gower Rd.
Pleasant View, TN 37146

THIS INSTRUMENT PREPARED
BY: Jarod C. Richert
Attorney at Law
516 S. Main St.
Springfield, Tennessee 37172

SEND TAX BILLS TO:
New Owner

Karen Johnson Davidson County
Batch# 1235760 DEEDQC
02/10/2025 10:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250210-0009854

NO TITLE EXAM, NO CLOSING
Prepared Solely from Information Supplied by the Parties

Map & Parcel: 042 11 0B 074.00
255 Mayflower Ln. N, Madison, TN

QUITCLAIM DEED

THIS QUITCLAIM DEED made effective the date of the latest notary acknowledgment hereinbelow, between **James R. Webb** and wife, **Cynthia Webb**, referred to herein as Parties of the First Part, and **James R. Webb and Cynthia W. Webb Revocable Living Trust dated February 5th, 2025, and any amendments thereto**, Parties of the Second Part.

WITNESSETH:

That the said Parties of the First Part for and in consideration of the sum of TEN DOLLARS ($10.00), in hand paid by the said Parties of the Second Part, the receipt of which is hereby acknowledged, do hereby bargain, sell, and QUITCLAIM unto the said Parties of the Second Part all of their right, title and interest in and to the below described property, said property being a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

BEING Apartment Unit No. 255 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, as established by a Master Deed, of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, and Book 6380, Page 989, and further supplemented and amended by instrument of record in Book 6484, Page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Union as set forth said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed, for a more complete identification and description of such Unit.

The conveyance of the above property is made subject to the following:

1. **All terms and provisions of the Master Deed of record in Book 4758, Page 179, amended in Book 4808, Page 829, Book 5102, Page 383, Book 6380, Page 989, and Supplemented and Amended in Book 6484, Page 287, Register's Office for Davidson County, Tennessee.**
2. **All terms and provisions of the Charter of Heritage Village Homeowner's Association, of record in Book 6418, Page 478, Register's Office for Davidson County, Tennessee, and the By-Laws and Rules and Regulations of said corporation.**
3. **Easements and restrictions of record and as shown on the plat of Heritage Village Condominiums set forth as Exhibit "A" of the Master Deed as supplemented and amended.**
4. **Taxes for the current year.**

Being the same property conveyed to James R. Webb and wife, Cynthia Webb, by deed from L. H. Hardaway, Jr., Successor Trustee for Heritage Village, a Joint Venture, of record in Book 6552, Page 30, Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in said Master Deed, Plan and Administrative By-Laws, including without limitations such unit's undivided percentage interest in the land and general common elements.

IN WITNESS WHEREOF, the said Parties of the First Part have hereunto set hand and seal the day and year first above written.

James R. Webb

JAMES R. WEBB

Cynthia N. Webb

CYNTHIA WEBB

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James R. Webb,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 5th day of February, 2025.

My Commission Expires: RHONDA DAVENPORT NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY My Commission Expires 3/21/2028

Rhonda Davenport

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cynthia Webb,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 5th day of February, 2025.

My Commission Expires: _____ NOTARY PUBLIC

RHONDA DAVENPORT NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY My Commission Expires 3/21/2028

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is $0.

AFFIANT

SUBSCRIBED and SWORN to before me, this the 5th day of February, 2025.

My Commission Expires: _____ NOTARY PUBLIC/Register

RHONDA DAVENPORT NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY My Commission Expires 3/21/2028

Certificate of Authenticity

I, Jarod C. Richert, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2-5-2025.

Date

Affiant Signature

2-5-2025

Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 5th day of February, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

