2025-1433-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1236748 DEEDWARR
02/13/2025 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $885.97
20250213-0010914

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$239,450.00.**

DaNita Land
Affiant

Subscribed and sworn to before me this 10 day of February, 2025

Notary Public
My Commission expires: 3.25.25
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kelvette Partee	New Owner	042-11-0A-036-00
1036 Heritage Drive		
Madison, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams, an unmarried woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kelvette Partee, single woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being condominium Unit No. 1036 in a Horizontal Property Regime which is located on the Plat of Section I, Heritage Village Condominium, of record in Book 4675, Page 46, Register's Office for Davidson County Tennessee, to which plat is hereby referenced for a complete description.

Being the same property conveyed to Wanda Williams by Warranty Deed dated April 30, 2024, from Kasey Elaine Zecca, and Dylan Ferraro, a married couple, of record at Instrument Number 20240502-0032358, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **1036 Heritage Drive, Madison, TN 37115.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that she is lawfully seized in fee of the afore described real estate; that she has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 10th day of February, 2025.

Wanda Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 10th day of February, 2025.

Notary Public
My commission expires 8.3.25

JENNIFER LYNN JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 8-3-2025

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 2/10/2025 (date of document).

Affiant Signature

2/10/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 10 day of February, 2025.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202502130010914