Karen Johnson Davidson County
Batch# 1237908 DEEDWARR
02/18/2025 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20250218-0011575

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 08-17-2025

(AFFIX SEAL)

SUSAN MORELLI NOTARY PUBLIC TENNESSEE COUNTY OF RUTHERFORD

JM-CCR-25-302

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Porchia L. Anderson	**Same As New Owner**	
(NAME) **302 Williams Ave Unit 124**	(NAME) Porschia L Anderson	**042-12-0D-124.00-CO**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) 302 Williams Ave, Unit 124 Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEANETTE BUCHANAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PORCHIA L. ANDERSON, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being all of Unit 124 of Williams Station, a Townhome Planned Unit Development, a shown on Exhibit "B" of Declarations of Covenants, Conditions and Restrictions Williams Station of record in Instrument No. 20210420-0052421, amended in Instrument No. 20210913-0122153, Register's Office for Davidson County, Tennessee, reference is hereby made for a more specific description of the property.

Being the same property conveyed to Jeanette Buchanan by Special Warranty Deed from Williams Station,LLC, a Tennessee Limited Liability Company By New Level Community Development Corporation, Its Sole Member, a Tennessee corporation of record in Instrument No. 20230717-0054339 Register's Office for Davidson County, Tennessee, dated July 14, 2023 and recorded on July 17, 2023.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Plan of record in Plat Book 332, Page 74, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20210420-0052421, corrected by Scrivener's Affidavit of record in Instrument No. 20210715-0095440, amended in Instrument No. 20210913-0122153, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20230227-0013731 and amended in Instrument Number 20230406-0025357, Register's Office for Davidson County, Tennessee.
- Easement Deed of record in Instrument Number 20140114-0003779, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20210429-0057609, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20210317-0035005, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **302 Williams Ave Unit 124, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this the 12th DAY OF FEBRUARY, 2025.

Jeanette Buchanan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEANETTE BUCHANAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of February, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, RaShaun Perry *(custodian's name)*, 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 2/14/2025 *(date of document)*.

Custodian's Signature — 2/14/25 date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 14 day of February, 2025.

Susan Morelli
Notary Public

MY COMMISSION EXPIRES: 08.17.2025

SUSAN MORELLI
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD