Karen Johnson Davidson County
Batch# 1238051 DEEDWARR
02/18/2025 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250218-0011747

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th day of February, 2025.

Notary Public

My Commission Expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Marga C. Blittle	**NEW OWNER**	026-07-0-127.00
107 Cambridge Court		
Goodlettsville, TN 37072		

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Dorris A. Barnes, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Marga C. Blittle, an unmarried woman hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 205 on the Plan of Windsor Green, Phase II, Section I, of record in Plat Book 6250, Page 989, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dorris A. Barnes by Warranty Deed from Frank A. Ray and Dorothy W. Ray, dated October 30, 2009 and filed for record in Instrument No. 20091117-0105938, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Subject to all matters as shown on plat of record in Plat Book 6250, Page 988 and 989, Surveyor's Certificate of Correction of record in Book 7205, Page 890, said Register's Office.

Conveyance of the common area to Windsor Green Homeowner's Association, Inc., of record in Book 7864, Page 369, said Register's Office.

Subject to Charter of Windsor Green Homeowner's Association, Inc., of record in Book 6396, Page 542, and Book 8192, Page 65, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Record Book 6406, Page 929, as amended in Book 8329, Page 290, and Book 8650, Page 41, said Register's Office.

Subject to TVA Easement of record in Book 2487, Page 227, and Book 3067, Page 181, said Register's Office.

Subject to Sanitary Sewer Easement of record in Book 6117, Page 290, said Register's Office.

Subject to Water Line Easement of record in Book 4377, Page 94, and Book 6636, Page 824, said Register's Office.

Subject to lien for special assessments as contained in the restrictions.

Subject to rights of others in and to the common areas and elements.

Taxes for the year 2025 are a lien, not yet due and payable and subsequent years.

Subject to any and all easements and minimum building setback lines of record.

This is unimproved X improved property, known as 107 Cambridge Court, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 12 day of February, 2025.

Dorris A. Barnes

STATE OF NEW MEXICO
COUNTY OF Curry

On this 12 day of February, 2025, before me personally appeared Dorris A. Barnes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12 day of February, 2025.

Notary Signature Amber L Mathews
My commission expires: 08/24/2028

AMBER L MATHEWS
Notary Public
State of New Mexico
Comm. # 1129366
My Comm. Exp. Aug 24, 2028

Certificate of Authenticity

I, Kathy Lee, 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 2/12/25.

Date

Affiant Signature

2/12/25

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 12th day of February, 2025.

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

