THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075** **Return to:** Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212 File# 14-VREC-25-509	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$220,500.00** **Affiant** Subscribed and sworn to before me, this **27th day of February, 2025** **Notary Public** **My commission expires:** 05/08/28

Karen Johnson
Batch # 1242573
03/03/2025 01 58 58 PM
Fees $13 00 Taxes $815 85

Davidson County
DEEDWARR
2 pgs

20250303-0015709

DANA DELWORTH · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 05-08-2028

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To	Map-Parcel Numbers
Nancy McKnight and **Raychaundra J. Bright** **509 Colony Trace Court** **Madison, TN 37115**	Same as NEW OWNERS	**042 11 0B 094.00** Account No

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Carolyn Thurman, an unmarried woman**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Nancy McKnight, single and Raychaundra J. Bright, single, as tenants in common with right of survivorship**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Apartment Unit No. 509, of HERITAGE VILLAGE CONDOMINIUMS, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and 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, as amended Bylaws recorded in Book 9256, Page 848 and Instrument No. 20031229-0183195, as further amended in Book 9654, Page 906 and Instrument No. 20040804-0093767, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in 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 more complete identification and description of such unit.

Being the same property conveyed to Carolyn Thurman, by Warranty Deed from Rebecca S. Brady, unmarried and Richard Clayton Brady, married, of record in Instrument No. 20221004-0109564, in the Register's Office of Davidson County, Tennessee, dated October 03, 2022 and recorded on October 04, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record

This is improved (X) unimproved (__) property known as **509 Colony Trace Court, Madison, TN 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 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 in 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/our hand(s) this **27th day of February, 2025.**

Carolyn Thurman

Carolyn Thurman

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 27th day of February, 2025, before me personally appeared Carolyn Thurman, 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 27th day of February, 2025.

Jacqueline G Brown

Notary Signature
My commission expires: 11-3-25

