Karen Johnson Davidson County
Batch# 1247912 DEEDWARR
03/19/2025 10:39:30 AM 9 pgs
Fees: $48.00 Taxes: $518.00
20250319-0019551

Name and Address of New Owner:
M.A. Smitty
3173 S. Church Street
Murfreesboro, TN 37127

Send Tax Statements To:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-25020234

Map and Parcel: 043 10 0B 103.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cheryl Pratt Murman and Lynn Vranes Bulger and Dianne Davis Crenshaw**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **M.A. Smitty**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. E-103, on the plan of Madison Park Condominiums, Phase II, according to the Master Deed of record in Book 5462, page 614 and corrected in Book 5608, page 551 and amended in Book 8014, page 416, in the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 5200, page 179-182, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Sandra Pratt, unmarried by Warranty Deed filed for record on November 5, 2009 in Instrument Number 20091105-0102450 and corrected in Instrument Number 20100108-0001889, of the Register's Office of Davidson County, Tennessee. The said Sandra Pratt died intestate on October 24, 2024 leaving Cheryl Pratt Murman, Lynn Vranes Bulger and Dianne Davis Crenshaw as her heirs-at-law as evidenced by Affidavits of Heirship of record in Instrument Number 20250225-0014032, Instrument Number 20250225-0014033 and Instrument Number 20250226-0014132, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Master Deed Establishing a Horizontal Property Regime of Madison Park of record in Book 5462, page 614, and as corrected in Book 5608, page 551 and amended in Book 8014, page 416; all matters as set forth per plat of record in Book 5200, page 179-182; Madison Park Condominiums Rules and Regulations of record in Instrument Number 20150324-0025053, Instrument Number 20170327-0029689, Instrument Number 20180426-0039524 and Instrument Number 20150813-0081222; Management and Redevelopment Agreement of Madison Park Condominiums of record in Instrument Number 20150324-0025057; Madison Park Homeowners' Association, Inc. Leasing Rules of record in Instrument Number 20150813-0081221, Instrument Number 20150114-0004067 and as amended in Instrument Number 20170714-0071135, Instrument Number 20180426-0039523, Instrument Number 20181129-0116533; Rules Regarding Expenses of Enforcement for Madison Park Condominiums of record in Instrument Number 20170327-0029689; By-Laws as set forth in Master Deed Establishing a Horizontal Property Regime of Madison Park of record in Book 5462, page 614 and as amended in Book 10895, page 319; Storm Water Detention Agreement of record in Book 6160, page 607; Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number

20151130-0120247; all of the Register's Office of Davidson County, Tennessee..

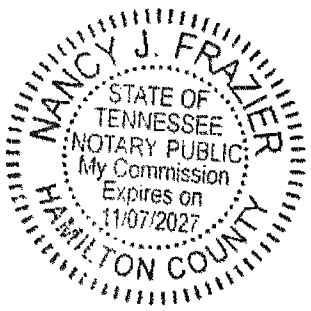
This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 555 N Dupont Ave, Apt E-103, Madison, TN 37115

Subject property is not the principal residence of the Grantors.

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hand this 11th day of March, 2025.



Cheryl Pratt Murman

Lynn Vranes Bulger

Dianne Davis Crenshaw

20151130-0120247; all of the Register's Office of Davidson County, Tennessee..

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gpb Lynn Vranes Bulger

Lynn Vranes Bulger

Dianne Davis Crenshaw

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WITNESS our hand this 12th day of March, 2025.

Cheryl Pratt Murman

Lynn Vranes Bulger

Dianne Davis Crenshaw

Dianne Davis Crenshaw

State of Tennessee

County of Hamilton

Personally appeared before me, Cheryl Pratt Murman, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th of March, 2025.



Notary Public
My Commission Expires: 11/07/2027

State of _____

County of _____

Personally appeared before me, Lynn Vranes Bulger, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this _____ of March, 2025.

_____
Notary Public
My Commission Expires: _____

State of Tennessee

County of _____

Personally appeared before me, Dianne Davis Crenshaw, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this _____ of March, 2025.

_____
Notary Public
My Commission Expires: _____

State of _____

County of _____

Personally appeared before me, Cheryl Pratt Murman, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this _____ of March, 2025.

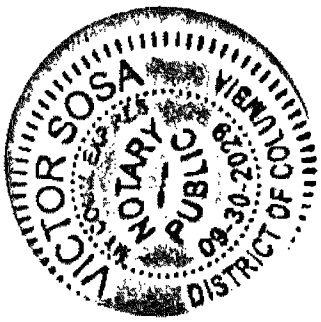
_____
Notary Public
My Commission Expires: _____

State of District of Columbia

County of District of Columbia

Personally appeared before me, Lynn Vranes Bulger, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th of March, 2025.



_____
Notary Public
My Commission Expires: 09/30/2029

State of Tennessee

County of _____

Personally appeared before me, Dianne Davis Crenshaw, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this _____ of March, 2025.

_____
Notary Public
My Commission Expires: _____

State of _____

County of _____

Personally appeared before me, Cheryl Pratt Murman, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this _____ of March, 2025.

_____
Notary Public
My Commission Expires: _____

State of _____

County of _____

Personally appeared before me, Lynn Vranes Bulger, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this _____ of March, 2025.

_____
Notary Public
My Commission Expires: _____

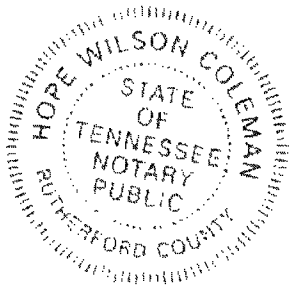
State of Tennessee

County of Rutherford

Personally appeared before me, Dianne Davis Crenshaw, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th of March, 2025.

_____
Notary Public
My Commission Expires: 8/17/25



AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $140,000.00.

Affiant Signature

Subscribed and sworn to before me, this 12th day of March, 2025.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 01/21/2029

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 3/11/25 (date of document).

Affiant Signature

3/14/25
Date

State of Tennessee

County of Rutherford

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

BRIDGETTE N SLOVER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029