Name and Address of New Owner:
Jackson Helton
420 Walton Lane, Unit N-70
Madison TN 37115

Send Tax Bills To:

Karen Johnson Davidson County
Batch # 1258396 DEEDWARR
04/14/2025 09 44 24 AM 2 pgs
Fees $13 00 Taxes $688 20
20250414-0027831

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: **051-15-0A-070.00-CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Billy E. Hollis and Robert C. Williams, Tenants is common with rights of survivorship**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Jackson Helton, a single person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Being Unit No. N-70 as shown on the Plat of Quail Creek Condominium, of record in Book 6328, Pages 89 and 90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners' Association, all as described in Book 6328, Page 44, et seq , said Register's Office.

Being a portion of the same property conveyed to Billy E. Hollis and Robert C. Williams, Tenants is Common With Rights of Survivorship, by Warranty Deed from Barry T Mathis and Deborah D. Mathis, husband and wife, of record in Instrument No. 20191008-0102779, Register's Office for Davidson County, Tennessee, dated October 4, 2019 and recorded on October 8, 2019

Being improved property known as **420 Walton Lane, Unit N-70, Madison TN 37115**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC , AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 11th day of April, 2025

_____(SEAL)
Billy E. Hollis

_____(SEAL)
Robert C. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Billy E. Hollis and Robert C. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

ASHLYNN HENGEMIHLE NASH TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

_____
Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $186,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
11th day of April, 2025.

JODI JACKSON TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

_____
Notary Public
My commission expires: 10/4/27
File No. GNT-25-3912