State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$140,000.00.**

Affiant

Subscribed and sworn to before me, this the 17 day of April, 2025.

Notary Public

My commission expires: 3-24-2027
(AFFIX SEAL)

EMILY H. PROFFITT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/24/2027
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Suite 102
Fairview, TN 37062

Return To:

Karen Johnson Davidson County
Batch# 1261382 DEEDWARR
04/17/2025 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20250417-0029626

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CHRISTOPHER G. TIETZ	New Owner	**043-10-0A-057.00**
1008 Cardinal Cove		
Ocean Springs MS 39564		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

TRAVIS LEE RAINES, A SINGLE MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHRISTOPHER G. TIETZ

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. C-64 (205), on the Horizontal Property Regime for Madison Park, as recorded in the Master Deed of record in Book 5462, page 614, corrected in Book 5608, page 551, Book 8014, page 416 and Book 10895, page 319, and as shown on plat of record in Plat Book 5200, pages 179-182, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to TRAVIS LEE RAINES A SINGLE MAN, by deed from BILL NUNLEY, JR. AND JENNIFER A. NUNLEY, HUSBAND AND WIFE, of record in Instrument No. 20200824-0095480, dated August 20, 2020, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 555 N Dupont Ave, Unit C64, 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 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 my/our hand(s) this 17 day of April, 2025..

Travis Lee Raines

TRAVIS LEE RAINES

State of TENNESSEE)
County WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **TRAVIS LEE RAINES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of April, 2025.

NOTARY PUBLIC

My Commission Expires: 3-24-2027

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/24/2027
WILLIAMSON COUNTY

CERTIFICATION

I, Emily H Prophet (owner/preparer of document), 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 4-17-25 (date).

Affiant Signature

4.17.25

Date

STATE OF TENNESSEE

COUNTY OF Lawrence

Sworn to and subscribed before me this 17 day of APRIL 2025.

Notary Signature

My Commission Expires:

MARIA WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY
MY COMMISSION EXPIRES 8-1-2026