Karen Johnson Davidson County
Batch# 585029 DEEDWARR
03/04/2021 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20210304-0028805

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2021.

Notary Public
MY COMMISSION EXPIRES:
File No. G21-11647

BRITTANY SENSABAUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2023

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Luke Nathanael Daigneault and Meredith Ann Didier (NAME)	New Owners (NAME)	096-09-0B-038.00-CO
3003 Whitland Crossing Dr (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Steven D. Engelmann, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luke Nathanael Daigneault and Meredith Ann Didier, husband and wife**, 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:

Land in Davidson County, Tennessee, being Unit No. 3003 on the plan of Whitland Crossings Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Donelson's Place, a Horizontal Property Regime with Private Elements of record as Instrument No. 20070703-0079564, and amended as Instrument Nos. 20070712-0083113, 20070816-0098067, 20101026-0085599, corrected as Instrument No. 20101112-0091023, and further amended as Instrument No. 20171013-0105416, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to STEVEN D. ENGELMANN, AN UNMARRIED MAN, by deed from CHADRICK L. BROWN AND WIFE, RACHEL A. BROWN, of record as Instrument No. 20131217-0127299, dated November 22, 2013, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Charter for Homeowners Association of record in Instrument 20070703-0079444, Register's Office for said County.
2. Stormwater Detention Agreement of record in Instrument 20070302-0025663, Register's Office for said County.
3. Easement to Comcast Cable of record in Instrument 20190628-0062922, Register's Office for said County.
4. Restrictions as recorded in Instrument 20070703-0079564; 20070712-0083113; 20070816-0098067; 20101026-0085599; 20101112-0091023; and 20171013-0105416, Register's Office for Davidson County, Tennessee.
5. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3003 Whitland Crossing Drive, Nashville, TN 37214.

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. Whenever 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 1st day of March, 2021.

Steven D. Engelmann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of March, 2021, before me personally appeared Steven D. Engelmann, 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 1st day of March, 2021.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

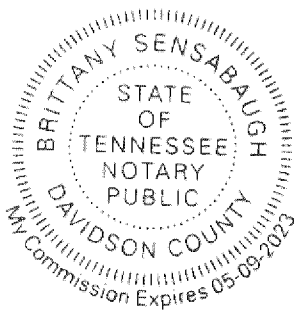
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23