WARRANTY DEED

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

JM-MRE-21-4505-135

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Madelyn Krieger	**NEW OWNER**	
(NAME)	(NAME)	**116-03-0B-135.00-CO**
4505 Harding Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 785971 DEEDWARR
01/10/2022 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20220110-0002798

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEREK LADD, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MADELYN KRIEGER, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being a Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 135, on the Plan of Royal Oaks Condominiums of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Derek Ladd by Warranty deed from Stanley A. Kweller and Virginia Kweller, husband and wife of record in Instrument No. 20150323-0024857 Register's Office for Davidson County, Tennessee, dated March 16, 2015 and recorded on March 23, 2015.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 5200, Page 45, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of 4505 Harding Road Homeowners' Associationof record in Book 5282, Page 972 with By-Laws appended thereto at Book 5282, Page 992, Register's Office for Davidson County, Tennessee.
- Charter of 4505 Harding Road Homeowners' Association of record in Book 5282, Page 501, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5144, Page 244 and Book 4660, Page 59, in the Register's Office for Davidson County, Tennessee.
- Easements and Reservations contained in Deed of record in Book 4744, Page 370, modified in Book 4978, Page 524 and Book 4978, Page 524, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3165, Page 607, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 3347, Page 188, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or storm drainage of record in Book 4835, Page 964, in the Register's Office for Davidson County, Tennessee.
- Easement for Driveway of record in Book 4668, Page 986, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers of record in Book 3958, Page 152, in the Register's Office for Davidson County, Tennessee.
- Appointment of Successor Trustee of record in Book 5673, Page 622, in the Register's Office for Davidson County, Tennessee.
- Agreement relating to Construction, Maintenance and Repair of record in Instrument Number 20031024-0157202, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4505 Harding Pike, #135, Nashville, Tennessee 37205**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 16th DAY OF DECEMBER, 2021.

Derek Ladd

Krista Ladd

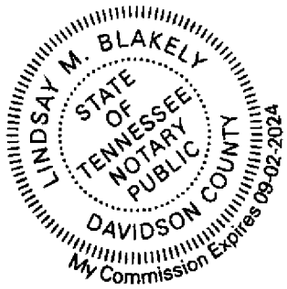
Krista Ladd, spouse of Derek Ladd, hereby joins in this conveyance and does transfer and convey any and all marital interest Krista Ladd may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEREK LADD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTA LADD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 16th December, 2021.

Custodian's Signature — 12/16/2021 date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 16th day of December, 2021.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023