Karen Johnson Davidson County
Batch# 962854 DEEDWARR
01/20/2023 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20230120-0004677

WARRANTY DEED

File No. AT-22-3736

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of January, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Branford Blake Rimbert	NEW OWNER	
(NAME)	(NAME)	
134 Acklen Park Drive	134 ACKLEN PARK DRIVE	104-02-0H-007.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	NASHVILLE, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **Margot E. Madsen, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Branford Blake Rimbert, unmarried**, HEREINAFTER CALLED THE GRANTEE, 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. 7 on the Plan of West Park Place, a Condominium Development of record in Plat Book 6900, Page 202, and as further established by Master Deed and Bylaws, of record in Book 7120, Page 792, and amended in Book 7276, Page 824, all in the Register's Office for Davidson, County, Tennessee, reference to which is hereby made for a more complete and accurate description of the Unit and the Condominium, the rights and Obligations of the Declarant and the unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Margot E. Madsen, an unmarried woman, by Warranty Deed from Mason Revelette and Ashlyne Huff Revelette of record in Instrument No. 20140820-0075667, Register's Office for Davidson County, Tennessee, dated August 13, 2014 and recorded on August 20, 2014.

This is property more commonly known as 134 Acklen Park Drive, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 19th day of January, 2023.

Margot E. Madsen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of January, 2023, before me personally appeared Margot E. Madsen, 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 19th day of January, 2023.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **January 19, 2023**.

Date

Affiant Signature

January 20, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20** day of **January**, 20**23**.

Notary's Signature

My Commission Expires: 05/23/2023

Date

Notary's Seal (if on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner