WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-20480-RR

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-609

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of March, 2023

Notary Public

Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2026

Karen Johnson Davidson County
Batch# 979032 DEEDWARR
03/09/2023 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,417.10
20230309-0017125

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brian Elliott 3003 Whitland Crossing Drive Nashville, TN 37214	New Owner	096-09-0B-038.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Luke Nathanael Daigneault and Meredith Ann Didier, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Elliott, Unmarried

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 Warranty Deed from Chadrick L. Brown, and wife, Rachel A. Brown, of record in Instrument No. 20131217-0127299 Register's Office for Davidson County, Tennessee, dated November 22, 2013 and recorded on December 17, 2013. (Value of consideration shown in aforementioned deed $162,000.00.)

Being the same property conveyed to Luke Nathanael Daigneault and Meredith Ann Didier, husband and wife by Warranty Deed from Steven D. Engelmann, an unmarried man of record in Instrument No. 20210304-0028805 Register's Office for Davidson County, Tennessee, dated March 01, 2021 and recorded on March 04, 2021.

Meredith Ann Didier and Meredith Ann Daigneault are one the same person.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

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 so 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.

Dated this the 8th day of March, 2023.

Luke Nathanael Daigneault

Meredith Ann Daigneault

STATE OF ~~TENNESSEE~~ NOT Ohio
COUNTY OF ~~DAVIDSON~~ NOT Franklin

On this 8th day of March, 2023, before me personally appeared Luke Nathanael Daigneault and Meredith Ann Daigneault, 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 8th day of March, 2023.

Notary Signature
My commission expires: 07/13/2025

NOTARY PUBLIC STATE OF OHIO

MARCIA CHRISTINE TAYLOR
Notary Public
State of Ohio
My Comm. Expires
July 13, 2025

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 3/8/23.

Affiant Signature

3/9/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of March, 2023.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires