Karen Johnson Davidson County
Batch# 982320 DEEDWARR
03/20/2023 10:32:30 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20230320-0019875

WARRANTY DEED

IGNATIN-T23036

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF March, 2023.

Notary Public

(Affix Seal)

My Commission Expires: 7/28/25

KATIE LEE RICE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 7-28-2025

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Eric Ignatin and Kasey Ignatin, husband and wife	New Owner	105-9-1H-69 CO
1900 12th Avenue S, Apt 503	2504 Benington Place	
Nashville, TN 37203	Nolensville TN 37135	

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, I/we, MICHELLE DIANNE PARDUE, TRUSTEE OF THE MICHELLE DIANNE PARDUE REVOCABLE TRUST DATED MARCH 2, 2007, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ERIC IGNATIN AND KASEY IGNATIN, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs 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 Unit No. 503, on the Plan of The Chelsea Condominiums, as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Instrument Number 20181119-0113627, amended in Instrument Numbers 20181128-0116220 and 20190226-0017434, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michelle Dianne Pardue, Trustee of the Michelle Dianne Pardue Revocable Trust dated March 2, 2007 by deed from Mainland Belmont, LLC of record in Instrument Number 201911250121176, recorded on 12/25/2019, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictions, ROW, zoning, setback declarations, covenants, etc. of record.

( ) unimproved
This is (X) improved property known as 1900 12th Avenue S, Apt 503, Nashville, Tennessee 37203.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 16th day of March, 2023 :

Michelle Dianne Pardue, Trustee

Michelle Dianne Pardue, TRUSTEE OF THE MICHELLE DIANNE PARDUE REVOCABLE TRUST DATED MARCH 2, 2007

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, **Michelle Dianne Pardue**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Trustee** of **THE MICHELLE DIANNE PARDUE REVOCABLE TRUST DATED MARCH 2, 2007**, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the **Michelle Dianne Pardue** as **Trustee**.

Witness my/our hand(s) this 16 day of March, 2023.

Notary Public

My Commission Expires: 6/19/2023

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023