Karen Johnson Davidson County
Batch# 982865 DEEDWARR
03/21/2023 12:05:30 PM 5 pgs
Fees: $28.00 Taxes: $360.75
20230321-0020379

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37556-02-2023**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Wilson: The actual consideration or value, whichever is greater, for this transfer is: $97,500.00. Crystal Tamayo Affiant Subscribed and sworn to before me this 20th day of March, 2023. Notary Public My Commission Expires: 4/24/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address New Owner: Crystal Tamayo 741 Cedarcrest Avenue Madison, TN 37115	**Send Tax Bills To:** New owner 741 Cedarcrest Avenue, Madison, TN 37115	**Tax Information:** Map and Parcel No.: 147030A05900CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kristin Elizabeth Dietrich and Catherine Lynnae D'Antonio f/k/a Catherine Lynnae Dietrich, individually and as Co-Executrixes of The Estate of Mary Sue Dietrich, deceased** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Crystal Tamayo, unmarried woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 441 Harding Place #D-13, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit D-13, of Harding Place Condominium created under Title 66 Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, page 571; said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Mary Sue Dietrich by deed dated July 1, 1993 from Harding Manor Associates, a joint venture, of record in Book 6105, Page 371, Register's Office for Davidson County, Tennessee. Mary Sue Dietrich having since died on April 8, 2022 leaving a Last Will and Testament filed for Probate in Case No. 22P1061, Seventh Circuit Court for Davidson County, Tennessee. In accordance with the terms of said Will, subect property was devised to Kristin Elizabeth Dietrich, and Catherine Lynnae D'Antonio f/k/a Catherine Lynnae Dietrich. Letters Testamentary were granted to Catherine L. D'Antonio and Kristin E. Dietrich.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 147030A05900CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Harding Place Condominiums, of record in Book 6105, Page 725, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5200, Page 571, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of March, 2023.

Catherine Lynnae D'Antonio, formerly known as Catherine Lynnae Dietrich,
individually and as Co-Executrix if the Estate of Mary Sue Dietrich

STATE OF GEORGIA

COUNTY OF Muscogee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Catherine Lynnae D'Antonio, formerly known as Catherine Lynnae Dietrich, individually and as Co-Executrix if the Estate of Mary Sue Dietrich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of March, 2023.

Notary Public

My Commission Expires:



IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of March, 2023.

Kristin Elizabeth Dietrich, individually and as Co-Executrix

Kristin Elizabeth Dietrich, individually and
as Co-Executrix of the Estate of Mary Sue Dietrich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kristin Elizabeth Dietrich, individually and as Co-Executrix of the Estate of Mary Sue Dietrich with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of March, 2023.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

Tennessee Certification of Electronic Document

I, George Mudter, 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 3/20/23 (date of document).

Affiant Signature

3/20/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of March, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY