Karen Johnson Davidson County
Batch# 1001545 DEEDWARR
05/10/2023 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,589.15
20230510-0034773

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1195

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of May, 2023

Notary Public

Commission Expires: _____

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Richard L. Algood and Amy E. Algood 433 Dragonfly Ct Franklin, TN 37064	NEW OWNER 433 Dragonfly Ct Franklin, TN 37064	118-09-0D-010.00-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,

Ted Stewart Eads and Catherine Marie Eads, a married couple

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

Richard L. Algood and Amy E. Algood, Trustees of The Richard and Amy Algood Living Trust dated March 12, 2020

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 10 of Glendale Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Glendale Condominiums of record in Instrument No. 20080104-0001233, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing

the regime and buildings thereof; said Unit being depicted on Exhibit C to said Master Deed.

Being the same property conveyed to Ted Stewart Eads and Catherine Marie Eads, a married couple by Warranty deed from Kendall B. Harris and Kimberly W. Harris, husband and wife of record in Instrument No. 20200408-0037176 Register's Office for Davidson County, Tennessee, dated April 03, 2020 and recorded on April 08, 2020.

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: 1112 Clifton Lane, Unit 10, Nashville, TN 37204

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 May, 2023.

Ted Stewart Eads

Ted Stewart Eads

Catherine Marie Eads

Catherine Marie Eads

STATE OF Indiana
COUNTY OF Hamilton

On this 8th day of May, 2023, before me personally appeared Ted Stewart Eads and Catherine Marie Eads, 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 May, 2023.

Mark Ulbrich

Notary Signature
My commission expires: 1/18/2025

MARK ULBRICH
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0695554
My Commission Expires Jan 18, 2025

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 5/8/2023.

Date

Affiant Signature

5/9/2023

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

ALLISYN G PINKSTON
STATE
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025