WARRANTY DEED

Karen Johnson Davidson County
Batch# 1034659 DEEDWARR
08/04/2023 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,599.88
20230804-0060475

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2023

Notary Public

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

File No. DH-23-5069

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
Jeffrey A. Dalzell	Same as	
(NAME)	(NAME)	
4120 Ridgefield Drive, 500	New Owner	116-03-0M-410.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **Barbara Nylander, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey A. Dalzell**, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 500, Plan of Belle Meade Court Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated and as established by Master Deed and By-Laws of record as Instrument No. 20081223-0122172, and amended in Instrument No. 20101207-0097450, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plat of Belle Meade Court Condominium as shown on Exhibit D to the Master Deed, of record as aforementioned, said Register's Office for a more complete description.

Being the same property conveyed to Barbara Joyce Hartkop by Warranty Deed from WilliamA. Broughton and Emily F. Broughton of record in Instrument No. 20131120-0119453,Register's Office for Davidson County, Tennessee, dated November 18, 2013 and recorded on November 20, 2013. The said Barbara Joyce Hartkop subsequently died on May 09, 2020, thereby vesting ownership into Barbara Nylander, as heir at law of Barbara Joyce Hartkop. See also Affidavit of Heirship of record at Instrument Number 20230411-0026620 and Instrument Number 20230411-0026619, Register's Office for Davidson County, Tennessee.

This property was used for investment purposes only is not subject to any marital interest of Grantor's spouse.

This is property more commonly known as 4120 Ridgefield Drive, 500, Nashville, TN 37205.

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 4th day of August, 2023.

Barbara Nylander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of August, 2023, before me personally appeared Barbara Nylander, 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.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-02-2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **August 4, 2023**.

Date

D Hardwick

Affiant Signature

August 4, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4th** day of **August**, 20**23**.

Notary's Signature

My Commission Expires: 7/4/2024

Date

Notary's Seal (if on paper)

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