PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1074503 DEEDWARR
11/22/2023 10:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231122-0090980

Ivey Title, LLC Ref: (DL) Title No.: 63328
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Andre Robert Asselin Carol Jean Asselin 4215 Harding Pike #308 Nashville, TN 37205	Shelter Lending Services, LLC. 1245 Cheyenne Ave Suite 304B/304C Grafton, WI 53024

TAX MAP PARCEL NUMBERS: 103160B03100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$360,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Rainey Tettleton, as Executor under the Last Will and Testament of Mary Sue Pylant Tettleton**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andre Robert Asselin, a married man, Carol Jean Asselin, a married woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 308 of Windsor Tower Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 71, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Mary Sue Pylant Tettleton by Warranty Deed from Dara W. Hooker, unmarried, dated September 30, 2020 and recorded on October 14, 2020, of record in Inst. No. 20201014-0119524, Register's Office for Davidson County, Tennessee. The said Mary Sue Pylant Tettleton has since died. The Last Will and Testament of Mary Sue Pylant Tettleton of record in Case No. 23P1193 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed John Rainey Tettleton as Executor with full power and authority to sell, transfer and convey property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 71, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 5313, page 338, amended in Book 8666, page 789, Inst. No. 20131217-0127081, Inst. No. 20210208-0017527, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of 4215 Harding Road Homeowners Association of record in Book 5297, page 370, said Register's Office; Easement and Right of Entry Agreement to VSC Cable, Inc., d/b/a Viacom Cable of record in Book 9486, page 448, said Register's Office; Grant of Easement to Comcast of Nashville of record in Inst. No. 20161212-0130101, said Register's Office.

This is improved property, known as 4215 Harding Pike, # 308, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of November, 2023.

Estate of Mary Sue Pylant Tettleton

By: John Rainey Tettleton, Executor
John Rainey Tettleton, Executor

State of Tennessee

County of Davidson

On this 17th day of November, 2023, before me the undersigned authority, personally appeared **John Rainey Tettleton, Executor** of the Estate of Mary Sue Pylant Tettleton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $360,000.00.

Affiant

Sworn and subscribed before me this 17 day of November, 2023.

Notary

My Commission Expires: 1-22-2025

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

Certificate of Authenticity

I, Holly Kay, 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 11/17/23.

Date

Holly Kay

Affiant Signature

11/17/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of November, 2023.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY