Karen Johnson Davidson County
Batch# 1087964 DEEDWARR
01/03/2024 01:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,109.63
20240103-0000674

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

# WARRANTY DEED

**THIS INDENTURE,** made this 6TH day of OCTOBER, A.D., 2023, by and between

Bridgette Dion Mason, An unmarried person

First Parties, and

TYLER CONRAD, UNMARRIED MAN
Second Parties,

**WITNESSETH:** That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Unit No. 122 on the Plan of Horizontal Property Regime, Private Element Plat, Woodridge at Nashboro Village, Nashboro Village - Tract 11, as shown by plat of record in Instrument No. 20021120-0143949, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Bridgette Dion Mason by Deed dated August 2, 2019 from Star Management, LLC, a Tennessee limited liability company, recorded August 8, 2019, in Instrument Number 20190808-0078900, in the Official Records of Davidson County, Tennessee.

**OWNER:**
TYLER CONRAD
646 FLINTROCK COURT
NASHVILLE, TN 37217

**RESPONSIBLE TAXPAYER:**
LIBERTY FEDERAL CREDIT UNION
1200 FOREST BRIDGE ROAD
LOUISVILLE, KY 40223

**CLT # 135-16-0B-122-00CO**

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except - NONE.

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the said First Parties hereunder set their hands and seals the day and year first above written.

× Bridgette Dion Mason × _____

Bridgette Dion Mason

✓STATE OF Tennessee

✓COUNTY OF Williamson

Personally appeared before me, Bridgette Dion Mason, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of October, 2023.

✓ Sarah Waring

Notary Public

My Commission Expires:✓ 8.23.2025

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

✓STATE OF _____

✓COUNTY OF _____

Personally appeared before me, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, 20_____.

✓_____

Notary Public

My Commission Expires:✓_____

**OATH OF CONSIDERATION**

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 299,900.00

Sarah Harlenorl
Affiant

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Subscribed and sworn before me this the 28TH day of DECEMBER, 2023.

Carmen Coats
Signature of Notary Public

Notary Seal

CARMEN COATS
Printed Name of Notary

3-3-26
Commission Expiration

MR-RL-7104-167

## Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **December 28, 2023** (date of document).

Affiant Signature

January 3, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of January, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25