Karen Johnson Davidson County
Batch# 1104771 DEEDWARRSP
02/26/2024 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,567.32
20240226-0012971

Special Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $423,600.00. Affiant Subscribed and sworn to before me, this the 22nd day of February, 2024. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tanner Ferrell Sparks	Cadence Bank	043-10-0E-091.00-CO
700 North Dupont Avenue #325	2778 West Jackson Street	
Madison, TN 37115	Tupelo, MS 38801	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AT DUPONT PROPCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TANNER FERRELL SPARKS, SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 91, of Soren Homeowners Association, a Horizontal Property Regime with Private Elements located at Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Soren Homeowners Association, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220502-0050846, First Amendment of record at Instrument No. 20220505-0051992 and Second Amendment of record at Instrument No. 20230803-0060210, as corrected at Instrument No. 20230807-0061034, and amendment to Bylaws in Instrument No. 20231031-0084941, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Madison Senior Living, LLC, a Tennessee Limited Liability Company by Warranty deed from Trustees of the Madison Church of Christ, being also the Board of Directors of Madison Church of Christ, a Tennessee not-for-profit corporation of record in Instrument No. 20110831-0067648 Register's Office for Davidson County, Tennessee, dated August 31, 2011 and recorded on August 31, 2011.

Being a portion of the same property conveyed to AT Dupont Propco, LLC, a Delaware limited liability company by Warranty deed from Madison Senior Living, LLC, a Tennessee limited liability company of record in Instrument No. 20220429-0050091 Register's Office for Davidson County, Tennessee, dated April 22, 2022 and recorded on April 29, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 700 North Dupont Avenue #325, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we 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 for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of February, 2024.

AT DuPont Propco, LLC, a Delaware Limited Liability Company

By: _____
Frank E. Neal, IV, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank E. Neal, IV, Vice President, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of AT DuPont Propco, LLC, a Delaware Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 22nd day of February, 2024.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-3-2025

_____
Notary Public

My Commission Expires: 3-3-25

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 **February 22, 2024** (date of document).

Affiant Signature

February 26, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 26th day of February, 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

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