THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38055-02-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $373,000.00. 4/4/24 Affiant Subscribed and sworn to before me this 4th day of April, 2024. Notary Public My Commission Expires:

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

WARRANTY DEED

Address New Owner: Kristin L. Ericson 4200 West End Avenue #409 Nashville, TN 37205	**Send Tax Bills To:** Old National Bank P.O. Box 918 Evansville, IN 47706	**Tax Information:** Map and Parcel No.: 103120A03200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **J. Buist Richardson III and Martha Y. Richardson, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kristin L. Ericson, a single woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4200 West End Avenue #409, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they 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 as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 1119997 DEEDWARR
04/05/2024 03:57:30 PM 4 pgs
Fees: $23.00 Taxes: $1,380.10
20240405-0024425

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of April, 2024.

J. Buist Richardson III

Martha Y. Richardson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, J. Buist Richardson III and Martha Y. Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of April, 2024.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 409 on the Plan of Harding House, of record in Plat Book 4675, page 60, revised in Plat Book 4860, page 82, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Harding House, a Condominium, a horizontal property regime established by Master Deed, Charter and By Laws of record in Book 4759, page 665, corrected in Book 4768, page 818, amended in Book 4979, page 944, Book 5572, page 149, corrected in Book 5898, page 767, said Register's Office.

Being the same property conveyed to J. Buist Richardson III and Martha Y. Richardson, husband and wife, by deed dated April 14, 2016 from Gary M. Fradkin and Carol L. Fradkin, husband and wife, of record in Instrument No. 20160419-0037500, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Harding House, a Condominium, of record in Book 4759, page 665, corrected in Book 4768, page 818, amended in Book 4979, page 944, Book 5572, page 149, corrected in Book 5898, pages 767 and 769, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 4675, page 60, revised in Book 4860, page 82, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Tonya Cherry,** 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 this the 4 day of April, 2024.

Affiant Signature

Date 4/4/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of April, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027