Karen Johnson Davidson County
Batch# 1121763 DEEDWARR
04/11/2024 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20240411-0025888

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER A HOFFMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 06-25-2027

File No. EY-24-6370

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
Brooke Elizabeth Wells	Chambers Bank	
(NAME) 1508 11th Avenue South	(NAME) 4201 W. New Hope Rd. Suite 101	105-05-4G-002.00-CO
(ADDRESS) Nashville, TN 37203	(ADDRESS) Rogers, AR 72758	
(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, **Olivier J. Van Dierdonck, a married person**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brooke Wells, an unmarried woman**, 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 townhome located in Davidson County, Tennessee, being Unit No. B of Townhomes at 1026 Argyle, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Townhomes at 1026 Argyle of record in Instrument Number 20170824-0087248 and 20170929-0099801, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit attached to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Olivier J. Van Dierdonck, unmarried by Warranty deed from Province Builders, LLC, at Tennessee Limited Liability Company of record in Instrument No. 20190301-0018665 Register's Office for Davidson County, Tennessee, dated February 27, 2019 and recorded on March 01, 2019.

The said Olivier J. Van Dierdonck having since married. Kathryn Van Dierdonck joins in this conveyance to convey any interest she may have in the subject property as the spouse of Olivier J. Van Dierdonck.

This is property more commonly known as 1508 11th Avenue South, Nashville, TN 37203

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 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 9th day of April, 2024.

Olivier J. Van Dierdonck

Kathryn Van Dierdonck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of April, 2024, before me personally appeared Olivier J. Van Dierdonck and Kathryn Van Dierdonck, 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.

Witness my hand, at office, this ~~10th~~ 9th day of April, 2024.

Notary Signature
My commission expires:



CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman, do hereby make oath that I am licensed attorney and/or 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 the law on 4/9/2024.

Jennifer A Hoffman
AFFIANT

DATE: 4/11/24

STATE OF TENNESSEE
COUNTY OF Sumner

SWORN to and subscribed before me this 11th day of April, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027