Karen Johnson Davidson County
Batch# 1163585 DEEDWARR
07/30/2024 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $858.40
20240730-0057287

Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
24-0177

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Maris Stewart Caruso
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of July, 2024

Notary Public

Commission Expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-22947-ML

Address of New Owner	Send Tax Bills To:	Map & Parcel
Maris Stewart Caruso 232 Ellington Place Madison, TN 37115	New Owner	051-10-0B-058.00 CO

WARRANTY DEED

FOR AND IN 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,

Michael Gifford, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maris Stewart Caruso, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 232 on the Plan of Ellington Place Condominiums, as shown on the Boundary Plat of record in Plat Book 6250, Page 829, and shown as Exhibit "C" to the Master Deed and By-Laws of record in Book 6984, Page 84, as amended in Instrument No. 20090603-0051203, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details, together with the appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Michael Gifford, a married man, by Warranty Deed from Louis C. Stone, unmarried, dated 3/8/2021 and recorded 3/11/2021 in Instrument No. 20210311-0032152, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 232 Ellington Place Madison, TN 37115

This property is not now nor has it ever been the primary residence of Alesha Gifford.

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

Dated this the 26th day of July, 2024.

Michael Gifford

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael Gifford** 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 and official seal at Hendersonville, Tennessee this 26th day of July, 2024.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
Notary Seal
COUNTY OF SUMNER

Kim Graves
Notary Public
My Commission Expires: 8·20·24

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 7/26/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 7/26/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th **day of** July, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

