Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

39-B
File #24-1185

Karen Johnson
Batch # 1166306
08/05/2024 09:39:35 AM
Fees: $13.00 Taxes: $3,034.00

Davidson County
DEEDWARR
2 pgs

20240805-0059241

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carolyne Brinson Hadden, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Heather Marabeti and Will Pinkston, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 237 on the Plan of Section Two Arden Place as of record in Plat Book 5210, page 218, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Carolyne Brinson Hadden, unmarried by Warranty deed from James D. Snell, Jr. and wife, Catherine C. Snell of record in Instrument No. 20211011-0136314 Register's Office for Davidson County, Tennessee, dated October 08, 2021 and recorded on October 11, 2021.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4400 Belmont Park Terrace #237, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Will Pinkston	Pinnacle Bank	131-07-0B-237.00
4400 Belmont Park Terrace #237	150 3rd Avenue South, Ste 1000	
Nashville, TN 37215	Nashville, TN 37201	

WITNESS THE EXECUTION HEREOF this 2nd day of August, 2024.

Carolyne Brinson Hadden

Carolyne Brinson Hadden

State of Tennessee)
County of Davidson)

On this 2nd day of August, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Carolyne Brinson Hadden, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 820,000.00.**

Affiant

Sworn and subscribed before me on this the 2nd day of August, 2024.

Notary Public

My Commission Expires: _____

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026