Karen Johnson Davidson County
Batch# 1171564 DEEDWARR
08/19/2024 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,428.20
20240819-0063274

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE.
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $386,000.00.

Affiant

Subscribed and sworn before me this the 16 day of August, 2024.

Notary Public
My commission expires:

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

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Adam C. Steed and David L. Steed 4200 West End Ave #403 Nashville, TN 37205	Rocket Mortgage, LLC 1050 Woodward Ave Detroit, MI 48226-1906	103-12-0A 026.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NESTOR ILAGAN AND OLIVIA D. ILAGAN, HUSBAND AND WIFE, AND GLEN EDWARD ILAGAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ADAM C. STEED, UNMARRIED AND DAVID L. STEED, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Apartment No. 403, The Harding House, a Condominium as shown on Plan of record in Plat Book 4675, page 60, as amended in Plat Book 4860, page 82, Register's Office for Davidson County, Tennessee, and being shown on plan attached as Exhibit "A-1" to the Master Deed and By-Laws of record in Book 4759, Page 665, as amended in Book 4768, Page 818, Book 4979, Page 944, Book 5898, Page 767 and Book 5898, Page 769, Register's Office for said County, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Nestor Ilagan and Olivia D. Ilagan, husband and wife, and Glen Edward Ilagan, joint tenants with rights of survivorship, by deed dated 09/10/2019, from Nestor Ilagan, of record in Instrument No. 20190912-0092299, Register's Office for said County.

Also being the same property conveyed to Nestor Ilagan by deed dated 09/10/2019, from Craig A. Clark, married, of record in Instrument No. 20190912-0092298, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4200 West End Ave #403, Nashville, TN 37205.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 16th day of August, 2024.

Nestor Ilagan

Olivia D. Ilagan

Glen Edward Ilagan by Nestor Ilagan as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nestor Ilagan and Olivia D. Ilagan, and Glen Edward Ilagan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of August, 2024.

My commission expires: 9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Nestor Ilagan with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Glen Edward Ilagan, by Specific Power of Attorney dated 08/05/2024, and who acknowledged that he executed the same as the free act and deed of Glen Edward Ilagan.

Witness my hand and official seal this 16th day of August, 2024.

My Commission Expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, George Mudter, 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 8/16/24 (date of document).

Affiant Signature

8/16/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027