Karen Johnson Davidson County
Batch# 1177438 DEEDWARR
09/04/2024 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,923.00
20240904-0067850

WARRANTY DEED

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/9/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Sallie F. Maddin	NEW OWNER	116-16-0-A-011.00CO
(NAME)	(NAME)	
4110 Estes Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Linda A. Diguette, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Sallie F. Maddin, a widow**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No. 6-A of THE GARDEN, Lots 3, 4, 5, and 6 Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on plan of record in Plat Book 5800, Page 51, and further described in and established by Master Deed and By-Laws of record in Book 5537, Page 793, as amended in Book 5679, Page 91, Book 5810, Page 171, Instrument No. 20190129-0008536, and Instrument No. 20200619-0064958, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Linda A. Diguette, an unmarried woman by Warranty Deed dated 01/11/2019 from Hazel I. Hughes, unmarried of record in Instrument No. 20190114-0003541, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Matters shown on plat of record in Plat Book 5800, Page 51, Register's Office for Davidson County, Tennessee.
Master Deed and By-Laws of record in Book 5537, Page 793, as amended in Book 5679, Page 91, Book 5810, Page 171, Instrument No. 20190129-0008536, and Instrument No. 20200619-0064958, Register's Office for Davidson County, Tennessee.
Charter of The Garden Lots 3, 4, 5, 6 Condominium Owners Association of record in Book 5815, page 979, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5435, Page 336, Register's Office for Davidson County, Tennessee.
Deed of Conveyance for sanitary sewer of record in Book 5589, Page 765, Register's Office for Davidson

County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) property taxes for the current year and subsequent years.

unimproved ☐
This is improved ☒ 4110 Estes Road, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Effective the 3rd day of September, 2024.

Linda A. Diguette

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of September, 2024, before me personally appeared Linda A. Diguette, 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 (or person's) free act and deed.

Notary Public
My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:

202409040067850

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 September 3, 2024.

Signature
Date: September 3, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 3rd day of September, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025