Karen Johnson Davidson County
Batch# 1198302 DEEDWARR
10/25/2024 01:22:30 PM 4 pgs
Fees: $23.00 Taxes: $1,831.50
20241025-0083076

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 2600 Dallas Parkway Suite 101 Frisco, TX 75034 894530 2024-18904 Leslie Wei	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $ 495,000.00 Affiant Subscribed and sworn to before me, this the 25th day of October, 2024. Notary Public My commission expires: 7-17-28 (Affix Seal)

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Christopher G. Carden and Jacqueline E. Carden	NAME: Christopher G. Carden and Jacqueline E. Carden
STREET ADDRESS: 2308 Aniston Ct, Antioch TN 37013	STREET ADDRESS: 2308 Aniston Ct, Antioch TN 37013
MAP & PARCEL NO.: **182-06-0B-100.00CO**	

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, Kevin Lindenberg and Katarzyna Lindenberg, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Christopher G. Carden and Jacqueline E. Carden, husband and wife,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Attached Exhibit "A" Legal Description

This is improved property known as: 2308 Aniston Court, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 28 day of June, 2024.

X _____
Kevin Lindenberg

X _____
Katarzyna Lindenberg

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kevin Lindenberg, married (fill in marital status), 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 who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 28 day of June, 2024.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

KIMBERLY R SHEPPARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My commission expires 3-11-2028

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Katarzyna Lindenberg, married (fill in marital status), 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 who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 28 day of June, 2024.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

KIMBERLY R SHEPPARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My commission expires 3/11/2028

Exhibit "A" Legal Description

Land in Davidson County, Tennessee, being all of Lot No. 100 Old Hickory Crossing Phase 3 as shown on Cluster Lot Subdivision Final Plat Old Hickory Crossing Phase 3 Lots 1-13 and 83-108 of record in Instrument No. 20220824-0095741, Register's Office for Davidson County, Tennessee, reference here made for a more complete description thereof.

Being the same property conveyed to Kevin Lindenberg and Kasia Lindenberg, husband and wife by Deed dated October 13, 2023, from Patterson Company, LLC, a Tennessee limited liability company, recorded October 16, 2023, in Instrument Number 20231016-0081122, in the Official Records of Davidson County, Tennessee.

Certificate of Authenticity

I, Alicia Hamilton, 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

10/28/25.
Date

Affiant Signature

10/25/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25th day of Oct, 2024.

Notary's Signature

My Commission Expires: 3.20.2028
Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON