THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-8005-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 391,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 2024. Notary Public MY COMMISSION EXPIRES: 5-9-26 (AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch # 1206423 DEEDWARR
11/19/2024 08:43:47 AM 2 pgs
Fees: $13.00 Taxes: $1,446.70
20241119-0089418

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Penny L. Dedman	NEW OWNER	
4505 Harding Pike #144		116-03-0B-144.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Susan Porter, Personal Representative of The Estate of Geneva M. Brignolo**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Penny L. Dedman, unmarried**

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:

Land in Davidson County, Tennessee, being Unit 144 on the Plan of Royal Oaks Apartments, Condominium Apartments of record in Plat Book 5200, page 45, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4505 Harding Road Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5282, page 972, said Register's Office.

Being the same property conveyed to Geneva M. Brignolo, unmarried , by Warranty Deed from Robert Evans Johnson, Joseph Wilson Johnson, Roberta Johnson Kress, and Sarah Johnson Niedringhaus, as devisees under the Last Will of Janies W. Johnson, of record in Instrument No. 20030528-0071842 Register's Office for Davidson County, Tennessee, dated 5/20/2003 and recorded on 5/28/2003.

Geneva M. Brignolo died, testate, on October 2, 2023, leaving a Last Will and Testament which has been admitted to probate under Case No. 24P406 in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville (Probate Division). Pursuant to said Will, all real property which was owned by Geneva M. Brignolo as of the date of her death is to be administered as part of the probate estate, subject to the control of Susan Porter, as Personal Representative of the Estate. The said Personal Representative has the power and authority, acting alone and without the joinder of any beneficiary, to sell and convey the herein-described real property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations (7) all matters shown on the Plan of record in Plat Book 5200, Page 45, amending Book 4660, Page 59, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as **4505 Harding Pike #144, 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 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.

Witness our hands this the 14 day of November, 2024.

The Estate of Geneva M. Brignolo

By: _____
Susan Porter
Its: Personal Representative

STATE OF Massachusetts
COUNTY OF Plymouth

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Susan Porter, as Personal Representative of The Estate of Geneva M. Brignolo,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14 day of November, 2024.

My Commission expires: 6/5/26

_____
Notary Public Shannan Lee Reis

SHANNAN LEE REIS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 5, 2026