Karen Johnson Davidson County
Batch# 1242258 DEEDWARR
02/28/2025 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20250228-0015207

WARRANTY DEED

STATE OF TN
COUNTY OF COFFEE

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 28 DAY OF February 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JARED M. HOOD STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY MY COMMISSION EXPIRES 02/02/2028

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN, 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: Erin Brodie Brydges	SEND TAX BILLS TO: Erin Brodie Brydges	MAP/PARCEL NO.(S) 043-10-0B-093.00-CO
(NAME) 555 North Dupont Avenue, #D93	(NAME) 555 North Dupont Avenue, #D93	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Caine Shea-Cimino, a married man, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Erin Brodie Brydges , "the Grantee," the following described real estate in Davidson County, Tennessee:

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

Land in Davidson County, State of Tennessee, Unit No. D-93 of on the Plat of Madison Park Condominiums, as described in that Addendum to Master Deed for Madison Park, a Condominium, of record in Book 8014, Page 416, amending the Master Deed Establishing a Horizontal Property Regime of Madison Park, of record in Book 5462, Page 614, as corrected by that Deed of Correction to Master Deed for Madison Park, a Condominium, of record in Book 5608, Page 551, Register's Office for Davidson County, to which plat reference is hereby made.

Being the same property conveyed to Caine Shea-Cimino by Warranty Deed from Keith Tays and Terri White of record in Instrument No. 20210726-0100077 Register's Office for Davidson County, Tennessee, dated July 19, 2021 and recorded on July 26, 2021.

Alyssa Erickson, spouse of Caine Shea-Cimino, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 555 North Dupont Avenue, #D93, Madison, TN 37115

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28 day of Feb, 2025.

Caine Shea-Cimino

Alyssa Erickson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28 day of Feb, 2025, before me personally appeared Caine Shea-Cimino and Alyssa Erickson, 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's (or persons') free act and deed.

Witness my hand, at office, this 28 day of Feb, 2025.

Notary Signature
My commission expires: My Commission Expires March 3, 2026

THOMAS D. LAFSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202502280015207

Tennessee Certification of Electronic Document

I, **Jared M Hood,** do hereby make oath that I am 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 February 28, 2025.

February 28, 2025
Date

Affiant

STATE OF TENNESSEE
COUNTY OF COFFEE

Sworn to and subscribed before me this 28th day of February, 2025.

Notary Signature
My Commission Expires: 3/24/26

JULIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY
MY COMMISSION EXPIRES 3/24/26