# Warranty Deed

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|---|---|
| Karen Johnson Davidson County<br>Batch# 1248250 DEEDWARR<br>03/19/2025 03:33:30 PM 3 pgs<br>Fees: $18.00 Taxes: $799.20<br>20250319-0020011 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $216,000.00.<br><br>Affiant<br>Subscribed and sworn to before me, this the 13th day of March, 2025.<br><br>Notary Public<br><br>My commission expires: 9/15/27 |

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Mark William Stropes<br>Nicole Elaine Stropes | New Owner | 096-07-0A-025.00-CO |
| 330 Stewarts Ferry Pike | | |
| Nashville, TN 37214 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARIGOLDS PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK WILLIAM STROPES AND NICOLE ELAINE STROPES, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Lot No. 1. Unit No. 4 on the Plan of Bianca Square Condominiums, of record in Book 5800, Page 101, as amended in Book 5200, Page 661, Register s Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Marion Jean Heydenrych and husband Godfried Johannes Heydenrych by Warranty Deed from Amanda S. Bishop, Unmarried of record in Instrument No. 20201202-0140168 Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on December 02, 2020.

Being the same property conveyed to Marigolds Properties LLC, a Tennessee limited liability company by Quitclaim Deed from Marion Jean Heydenrych and husband Godfried Johannes Heydenrych of record in Instrument No. 20230518-0037185 Register's Office for Davidson County, Tennessee, dated May 12, 2023 and recorded on May 18, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 330 Stewarts Ferry Pike, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of March, 2025.

**Marigolds Properties LLC, a Tennessee Limited Liability Company**

**By:** _____
**Marion Jean Heydenrych, Authorized Member**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Marion Jean Heydenrych, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Member of Marigolds Properties LLC, a Tennessee Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 12th day of March, 2025.

_____
Notary Public

My Commission Expires: 9/13/2028

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

# Certificate of Authenticity

I, Joshua A. Terry, 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 3/13/25.

Affiant Signature – Joshua A. Terry

3/17/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/17/25.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON