RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-28398-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1249152 DEEDWARR
03/21/2025 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,162.91
20250321-0021363

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,300.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of March, 2025

NOTARY PUBLIC

My commission expires: 7/15/26

KIM KERN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marc Daniel Giguere 4487 Post Place #108 Nashville, TN 37205	Old National Bank Attn: Mtg Servicing PO Box 3789 Evansville, IN 47736	103-15-0B-108-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FOURTEEN THOUSAND THREE HUNDRED AND 00/100 Dollars ($314,300.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **FREDERICK H. CROOM, JR., A SINGLE PERSON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MARC DANIEL GIGUERE, A SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, Being Unit No. 108 of in a Horizontal Property Regime on the Plan of Lion's Head Condominium Apartment of record in Plat Book 5200, Page 82 and as established under Master Deed of record in Book 5340 Page 70, Corrected in Book 5342 Page 683, in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Fredrick H. Croom, a single person, from William M. Ward, an unmarried individual, by Warranty Deed dated November 24, 2010 and recorded December 1, 2010 in Instrument #20101201-0095246, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 4487 Post Place, Unit 108, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 17th day of March, 2025

GRANTOR(S)

Frederick H. Croom, Jr.

Frederick H. Croom, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Frederick H. Croom, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17TH day of MAR., 2025.

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public

DENISE DELOZIER

Printed Notary Name

My commission expires: JULY 26, 2025

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 3/17/2025.

Affiant Signature – Joshua A. Terry

3/20/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/20/2025.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON