THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250249933**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $950,000.00. Affiant Subscribed and sworn to before me, this 1st day of April, 2025. Notary Public My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Karen Johnson Davidson County
Batch# 1255809 DEEDWARR
04/02/2025 02:40:30 PM 4 pgs
Fees: $23.00 Taxes: $3,515.00
20250402-0025176

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Diane J. Ogrodny 2002 Lombardy Avenue Nashville TN 37215	Newrez LLC 601 Office Center Drive Suite 100 Fort Washington, PA 19034	Tax Parcel ID No. 117-07-0L-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David W. Blackwell and Wendy W. Liu, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Diane J. Ogrodny, an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of Lombardy Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20020415-0046522, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condo Site plan attached as Exhibit to the aforementioned Master Deed.

Being the same property conveyed to DAVID W. BLACKWELL AND WENDY W. LIU, by deed from ROBERT CHRISTOPHER WILKINS, of record in Instrument No. 20231009-0079224, dated October 6, 2023, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 117-07-0L-002.00 CO.

Matters shown on the Plan of record in Book 974, page 92; in Instrument No. 20001115-0113383 and Instrument No. 20010523-0053208, said Register's Office.

Master Deed of record in Instrument No. 20020415-0046522, said Register's Office.

This is improved property located at 2002 Lombardy Avenue Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2025.

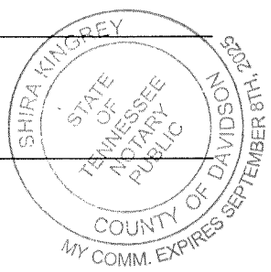
Wendy W. Liu

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wendy W. Liu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 2025.

Notary Public



My Commission Expires: _____

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2025.

David W. Blackwell

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~DAVIDSON~~)
Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David W. Blackwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~1st~~ 31st day of ~~April~~ March, 2025.

Notary Public Carmen F. Alvarez

CARMEN F. ALVAREZ
Commission # HH 368246
Expires May 28, 2027

My Commission Expires: 5/28/2027

Prod Id

__x__ Physical Presence
or
____ Online Notarization

(attached to Warranty Deed)

True Copy Certification

I, **Tonya Cherry,** 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 this the 1 day of April, 2025.

Affiant Signature
Date 4/1/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of April, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027