Karen Johnson Davidson County
Batch# 1263091 DEEDWARR
04/22/2025 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20250422-0030704

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/24/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amy Dalton	New Owner	093-06-1J-127.00-CO
(NAME)	(NAME)	
415 Church Street, Unit 1805		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Susan B. Dobel, Executrix of the Estate of Lisa Kristin Becker**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Amy Dalton,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment known as Unit No. 1805 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833, and Instrument No. 20061004-0122834, Attorney's Certificate Recorded in Instrument No. 20061004-0122836, Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Instrument No. 20120802-0068536, Instrument No. 20140128-0007721, and Affidavit to Scrivener's Error Recorded in Instrument No. 20140530-0046816, and amendment to Master Deed Recorded in Instrument No. 20171002-0100849, Instrument No. 20180510-0045059, Instrument No. 20191211-0127973, Instrument No. 20210224-0022602, Instrument No. 20210316-0034923, Instrument No. 20210504-0059486, Instrument No. 20210527-0071781, Instrument No. 20220322-0032699, Instrument No. 20220413-0042759, Instrument No. 20220601-0063430, Instrument No. 20220609-0065739, Instrument No. 20230518-0037490, Instrument No. 20230915-0072432, Instrument No. 20240829-0066620, Instrument No. 20241023-0082450, Instrument No. 20250127-0006012, Instrument No. 20250127-0006070, and Instrument No. 202501270-006107, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to Lisa K. Becker by Warranty Deed from Viridian Development Company, LLC., a Tennessee limited liability company, dated 11/06/2006, of record in Instrument No. 20061108-0139158, Register's Office for Davidson County, Tennessee.

The said Lisa K. Becker died testate on 12/26/2024. Pursuant to her Last Will and Testament which is of record in Docket No. 25P438, in the Probate Court Clerk's Office for Davidson County, Tennessee she named Susan B. Dobel as her Executor and in Item 6.1B directed said executor to sell, transfer, and convey her real property.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 415 Church Street, Unit 1805, Nashville, TN 37219
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 21st day of April, 2025.

Estate of Lisa K. Becker

By: _____
Susan B. Dobel, Executrix

State of Nebraska
County of Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named *✓, the ~~personal representative~~ for the estate of **_____, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she executed the forgoing instrument for the purposes therein contained. **Lisa Kristin Becker

**Susan B. Dobel, Executrix

Witness my hand and Official seal this 21st day of April, 2025.

_____
Notary Public:
My Commission Expires: 05-09-2025

GENERAL NOTARY - State of Nebraska
FREDDY KWABENA AMO BOATENG
My Comm. Exp. May 9, 2025

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

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 April 22, 2025.

04/22/2025

Date

Affiant

STATE OF TENNESSEE
COUNTY OF COFFEE

Sworn to and subscribed before me this 21st day of April, 2025.

Notary Signature
My Commission Expires:
2/21/29

