Karen Johnson Davidson County
Batch# 1278701 DEEDWARR
05/29/2025 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20250529-0042150

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1123

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew C. Nadaud and Erika Nadaud, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sarah Ruth Evans Barnard, Trustee of the Barnard Family Trust dated August 28, 2019**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Building Site No. 69, on the Plan of Richmeade Place, Section Four, of record in Book 5210, page 16, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Matthew C. Nadaud, married man by Warranty Deed from Cecilia Pilar Chung Nakandakari, unmarried of record in Instrument No. 20221222-0132179 Register's Office for Davidson County, Tennessee, dated December 20, 2022 and recorded on December 22, 2022.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 401 Bowling Avenue #77, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Barnard Family Trust dated August 28, 2019	**NEW OWNER**	**104-13-0A-069.00**

401 Bowling Avenue
Unit 77
Nashville, TN 37205

WITNESS THE EXECUTION HEREOF this 23rd day of May, 2025.

Matthew C. Nadaud **Erika Nadaud**

State of Tennessee)
County of Knox)

On this 23rd day of May, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Matthew C. Nadaud and Erika Nadaud, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/11/26

KIMBERLY A MILLER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 01-11-2026

State of Tennessee)
County of Williamson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 840,000.00.**

Affiant

Sworn and subscribed before me on this the 27th day of May, 2025.

Notary Public

My Commission Expires: Jan 31st 2026

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 5/27/2025.

Date

Affiant Signature

5/27/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of May, 2025.

Notary's Signature

My Commission Expires: January 31st, 2026

Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON