Karen Johnson Davidson County
Batch# 1279428 DEEDWARR
05/30/2025 07:36:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20250530-0042320

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/15/2028
(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH25-09496

Address of New Owner:	Send Tax Bills to:	Tax Information:
Shea Marie Nolan 555 N DuPont Ave, #E-99 Madison, TN 37115	Shea Marie Nolan 555 N DuPont Ave, #E-99 Madison, TN 37115	043-10-0B-099-00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Scott A. Tierno and Annmaria Tierno, husband and wife** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Shea Marie Nolan, an unmarried woman** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Situated in Davidson County, Tennessee, being Unit No. E-99 on the Plan of Madison Park Condominiums, Phase II, according to the Master Deed of record in Book 5462, Page 614, as corrected by Book 5608, Page 551, and amended by Book 8014, Page 416, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, Pages 179 through 182, inclusive, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Parcel No.: 043 10 0B 099.00

Being the same property conveyed to Scott A. Tierno and Annmaria Tiemo, husband and wife by Warranty Deed from Wyatt Conner Investments, LLC of record as Instrument No. 20190227-0017586 in the Register's Office for Davidson County, Tennessee, dated February 22, 2019 and recorded on February 27, 2019.

Being also known as 555 N DuPont Ave, #E-99, Madison, TN 37115

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 555 N DuPont Ave, #E-99, Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to said Grantees, their 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.

WITNESS my hand this 27th day of May, 2025

Scott A. Tierno

Annmaria Tierno

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Scott A. Tierno and Annmaria Tierno, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 27th day of May, 2025.

Notary Public

My Commission Expires: _____

RASHAWN D PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 21, 2029

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 5/29/25.

Affiant Signature – Joshua A. Terry

5/29/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/29/25

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27