Karen Johnson Davidson County
Batch# 1287898 DEEDWARR
06/20/2025 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20250620-0048443

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 06-29-2027

(AFFIX SEAL)

JENNIFER A HOFFMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

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
John Walker and Cheryl Walker	John Walker and Cheryl Walker	093-06-1J-078.00
(NAME)	(NAME)	
1112 Forest Harbor Dr.	1112 Forest Harbor Dr.	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(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, we **Tammy Potter Wills and David Wills, wife and husband,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John Walker and Cheryl Walker, husband and wife,** 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. 1501 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record in Instrument No. 20061004-0122833, Amendment of Master Deed recorded as Instrument No. 20061004-0122834, Attorney's Certificate recorded as Instrument No. 20061004-0122836, First Amendment to the Master Deed for Viridian, a Condominium recorded as Instrument No. 20070711-0082578, Second Amendment to the Master Deed for Viridian, a Condominium recorded as Instrument No. 20100616-0046702, Master Deed of Trust recorded as Instrument No. 20100616-0046722, Third Amendment to the Master Deed for Viridian, a Condominium recorded as Instrument No. 20111006-0077592, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20120802-0068536, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20140128-0007721, Affidavit of Scrivener's Error recorded as Instrument No. 20140530-0046816, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20171002-0100849, Seventh Amendment to the Master Deed for Viridian, a Condominium recorded as Instrument No. 20180510-0045059, transfer of Declarant rights as recorded in Instrument No. 20190819-0083016, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20191211-0127973, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 202102240022602, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 202103160034923, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 202105040059486, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 202105270071781, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 202203220032699, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 202204130042759, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 202206010063430, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 202206090065739, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20230518-0037490, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20230915-0072432, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20240829-0066620, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20241023-0082450, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20250127-0006012, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20250127-0006070, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No.

20250127-0006107, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Tammy Potter, a single woman and David Wills, a single man by Warranty Deed from Judi Difiore Danley and Byron Danley, husband and wife, dated 10/12/2017, of record in Instrument No. 20171024-0108939, Register's Office for Davidson County, Tennessee.

The said Tammy Potter and David Wills have since married and Tammy Potter is now known as Tammy Potter Wills.

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 1501, 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 18th day of June, 2025.

Tammy Potter Wills

David Wills

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tammy Potter Wills and David Wills, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of June, 2025.

Notary Public:
My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

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

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman, do hereby make oath that I am licensed attorney and/or 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 the law on 6/10/2025.

Jennifer A Hoffman

AFFIANT

DATE: 9/19/2025

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 19th day of June, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027