Karen Johnson Davidson County
Batch# 1290544 DEEDWARR
06/26/2025 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $3,644.50
20250626-0050486

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $985,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 6/29/25

(AFFIX SEAL)

JENNIFER A HOFFMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 06-29-2025

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
Lee Ross Dinwiddie and Sarah Dinwiddie	New Owner	093-06-1J-121.00
(NAME) PO BOX 743	(NAME)	
(ADDRESS) Franklin, KY 42135	(ADDRESS)	
(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/we David L. Cross and Julie Lando, Trustees of The 415 Church Street Trust dated 10/25/2022, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Lee Ross Dinwiddie and Sarah Dinwiddie, husband and wife, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1714 of the horizontal property regime of Viridian Condominium, as described in the Master Deed of Viridian Condominiums, 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

NotaryCam Doc ID: 7adbc7ad-ba22-445d-b217-02b3ccfbb81a

Condominium recorded as Instrument No. 20250127-0006070, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20250127-0006107, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to The 415 Church Street Trust dated 10/25/2022 by Warranty Deed from Brian Eckert and Nancy Eckert, husband and wife, dated 10/28/2022, of record in Instrument No. 20221103-0118715, Register's Office for Davidson County, Tennessee.

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 1714, 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 19th day of June, 2025.

The 415 Church Street Trust dated 10/25/2022

By: _____ Trustee

David L. Cross, Trustee

By: _____ Trustee

Julie Lando, Trustee

State of Florida

County of Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David L. Cross and Julie Lando, Trustees of The 415 Church Street Trust dated 10/25/2022, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of June, 2025.

_____

Notary Public:

My Commission Expires: 10th 2028

DOREEN MARY SCHARFF
Notary Public - State of Florida
Commission # HH 578750
My Comm. Expires Oct 7, 2028
Bonded through National Notary Assn.

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

File No.: 2643110
Warranty Deed TN

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 6/19/25.

Jennifer A Hoffman

AFFIANT

DATE: 6/25/25

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 25th 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