WARRANTY DEED

Karen Johnson Davidson County
Batch# 1306089 DEEDWARR
08/05/2025 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20250805-0062044

File #25-TL-601A-C

(SEAL)

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF August, 2025.

Notary Public
MY COMMISSION EXPIRES: 7.3.29

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Donald Michael Donigian	**Indecomm Global Services**	
(NAME)	(NAME)	**091 05 0O 001.00**
610 A Ries Avenue	**FD-RWM-9500** **Attn: Closing Dept**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**1427 Energy Park Dr** **St Paul, MN 55108**	
(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 consideration, the receipt of which is hereby acknowledged,

KENDALL T. HILDEBRAND AND WILLIAM AUSTEN HILDEBRAND, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DONALD MICHAEL DONIGIAN, AN UNMARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Unit A, HOMES AT 610 RIES AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, as established by declaration of covenants, conditions and restrictions, as shown on plat of record in Instrument No. 20161014-0109078. as amended in Instrument No. 20170606-0056472.

Being the same property conveyed to Kendall T. Hildebrand and William Austen Hildebrand, wife and husband, by Warranty Deed from Brandon Vance and Hilary Vance, husband and wife, of record in Instrument No. 20170705-0067428, in the Register's Office of Davidson County, Tennessee, dated June 30, 2017, and recorded on July 05, 2017.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of SECTION TWO MOSS-WOOD SUBDIVISION, as recorded in Plat Book 2900, Page 123.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161014-0109078, as Amended in Instrument No. 20170606-0056472.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 610 A Ries Avenue, Nashville, TN 37209.

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), their heirs and 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), 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/our hand(s) this the 4th day of August, 2025.

Kendall T. Hildebrand

William Austen Hildebrand

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of August, 2025, before me personally appeared Kendall T. Hildebrand, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of August, 2025.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of August, 2025, before me personally appeared William Austen Hildebrand, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of August, 2025.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 4, 2025.

J. Carlton Drumwright

August 4, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 4, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY