WARRANTY DEED

ELIZABETH J. ALLINDER
Notary Public-Minnesota
My Commission Expires Jan. 31, 2030

STATE OF MINNESOTA
COUNTY OF CARVER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Mary Patricia Nydahl
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Abigail Marie Ngo	Legends Bank	086-12-0E-239.00
(NAME)	(NAME)	
1335 Carriage Park Drive	310 N First St	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Clarksville, TN 37040	
(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, **Mary Patricia Nydahl, Co-Trustee of the Jonathan E. Nydahl And Mary Patricia Nydahl Revocable Trust,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Abigail Marie Ngo, a single woman,** 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:

Land in Davidson County, Tennessee, being Unit No. 239, on the plan of Riverbrook, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20210701-0089420, amended and restated in Instrument No. 20211112-0150682, amended and restated in Instrument No. 20211207-0162045, amended in Instrument No. 20220118-0006984, Instrument No. 20220222-0019829, Instrument No. 20220815-0092200, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Mary Patricia Nydahl, a married woman by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona Corporation, dated 10/25/2022, of record in Instrument No. 20221026-0115969, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jonathan E. Nydahl and Mary Patricia Nydahl, CO-Trustees, of the Jonathan E. Nydahl and Mary Pat Nydahl Revocable Trust by Quitclaim Deed from Mary Patricia Nydahl and Jonathan E. Nydahl, dated 06/12/2024, of record in Instrument No. 20241230-0100772, 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 ☒ 1335 Carriage Park Drive, Hermitage, TN 37076
(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.

Karen Johnson Davidson County
Batch# 1306387 DEEDWARR
08/06/2025 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20250806-0062425

Effective the 3rd day of August, 2025.

Jonathan E. Nydahl And Mary Patricia Nydahl Revocable Trust

By: Mary Patricia Nydahl
Mary Patricia Nydahl, Co-Trustee

State of MINNESOTA
County of Ramsey

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Mary Patricia Nydahl, Co-Trustee of the Jonathan E. Nydahl and Mary Patricia Nydahl Revocable Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 3rd day of August, 2025.

Notary Public:

My Commission Expires: _____

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

ELIZABETH J. ALLINDER
Notary Public-Minnesota
My Commission Expires Jan. 31, 2030

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a 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 law on August 3, 2025.

Lissa Groom
Affiant
Date: August 3, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 3 day of August, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON