WARRANTY DEED

Karen Johnson Davidson County
Batch# 1321861 DEEDWARR
09/15/2025 01:52:30 PM 4 pgs
Fees: $23.00 Taxes: $666.00
20250915-0073472

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2025.

Notary Public

MY COMMISSION EXPIRES: 8/24/27
(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-27

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-401

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joshua Vinyard and Cassandra Vinyard	Same as new owner	133 14 0A 019.00
(NAME) 420 Elysian Fields Road	(NAME) **Same As**	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **George Patrick Putnam and Madison Putnam, husband and wife** (the "**Grantors**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Joshua Vinyard and Cassandra Verkade, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 420 Elysian Fields Road, A19, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantors covenants with Grantees that Grantor are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 5th day of September, 2025.

GRANTORS:

George Patrick Putnam

Madison Putnam

Madison Putnam

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared George Patrick Putnam and Madison Putnam, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 5th day of September, 2025.



Notary Public

My Commission Expires: 5-9-26

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A-19 of THE VILLAGE AT GRASSMERE FORMERLY OAKCREST CONDOMINIUMS, a horizontal property regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5884, Page 960, as amended in Book 9559, Page 939 and Instrument No. 20041102-0131823 and Substitution of Trustee recorded in Instrument No. 20060630-0078687 and Amended and Restated in Instrument No. 20070301-0025595, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Oakcrest Condominium, as shown on plat of record in Plat Book 5200, Page 413, said Register's office, for a more complete identification and description of such Unit.

Being the same property conveyed to George Patrick Putnam, Jr., single, by Warranty Deed from David Aaron Major, an unmarried man, and Jeremy Alexander Saal, an unmarried man, of record in Instrument No. 20230203-0007960, in the Register's Office of Davidson County, Tennessee, dated February 02, 2023, and recorded on February 03, 2023.

Certificate of Authenticity

I, Spencer Gross, 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 **September 5th, 2025**.

Affiant Signature

September 5th, 2025
Date

State of Tennessee
County of Williamson
Sworn to and subscribed before me this
15th day of **September**, 20**25**.

Notary's Signature

My Commission Expires: _____
Notary's Seal (if on paper)

