WARRANTY DEED

Karen Johnson Davidson County
Batch# 1366072 DEEDWARR
01/06/2026 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20260106-0000839

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF January, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-9-26 (AFFIX SEAL)

COUNTY OF DAVIDSON MELISSA R. SHAFFER NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Hailey Marie Jardin and Mary Eulalia Jardin	SEND TAX BILLS TO: New owner	MAP-PARCEL NUMBER
(NAME) 6204 A California Ave	(NAME)	091 02 2O 001.00
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Katherine Ellison Christman, a married woman**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Hailey Marie Jardin, an unmarried woman, and Mary Eulalia Jardin, an unmarried woman, as tenants in common,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 6204 California Avenue Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 6204 California Avenue Homes, a Horizontal Property Regime, of record in Instrument Number 20171220-0129481, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with apercentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Katherine Ellison Janeway by Warranty Deed recorded in Instrument Number 20190802-0076753, Register's Office for Davidson County, Tennessee dated 7/30/2019 and filed 8/2/2019. Katherine Ellison Janeway has since married Samuel Christman and is now known as Katherine Ellison Christman. Samuel Christman joins in this conveyance to transfer any marital interest he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 6204 A California Ave Nashville, TN 37209
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 5th day of January, 2026.

Katherine Ellison Christman

Samuel Christman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Katherine Ellison Christman and Samuel Christman** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of January, 2026.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 1-5-26.

Affiant Signature

1-5-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 5 day of January, 2026.

Notary Signature

My Commission Expires: 5-9-26

