Karen Johnson Davidson County
Batch# 1395538 DEEDWARR
03/20/2026 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20260320-0022500

WARRANTY DEED

MELODY R. WILSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 10/21/2028
(AFFIX SEAL)

File No. EB-26-1650

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander D. Pritchard	New Owner	
(NAME)	(NAME)	
2534 Val Marie Drive		034-07-0C-011.00-CO
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, I/we, **Michele Le, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexander D. Pritchard, a single man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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 13A, Enclave at Twin Hills Subdivision, a Horizontal Property Regime (with Private Elements), as established by Master Deed and Bylaws recorded in Instrument No. 20080821-0086071, as amended in Instrument Nos. 20151112-0115172 and 20151217-0127190, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

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 Declaration. Reference is hereby made to the plan of Enclave at Twin Hills Villas, as shown on Exhibit "C" to the Second Amendment to Master Deed and Bylaws of record in Instrument No. 20151217-0127190, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to Michele Le, unmarried by Warranty Deed from Domus Builders, LLC of record in Instrument No. 20161028-0113799 Register's Office for Davidson County, Tennessee, dated October 27, 2016 and recorded on October 28, 2016.

This is property more commonly known as 2534 Val Marie Drive, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 20th day of March, 2026.

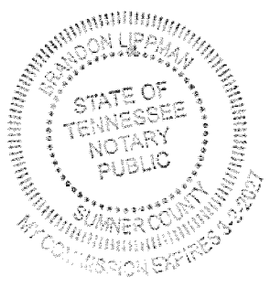
Michele Le

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of March, 2026, before me personally appeared Michele Le, 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 20th day of March, 2026.

Notary Signature
My commission expires:



True Copy Certification

I, Melody R. Wilson, do hereby make oath that the 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 3-20-2026 (date of document).

Affiant Signature

3-20-26
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 20th day of March, 202 .

Notary's Signature

My Commission Expires: 8/19/2028

