Karen Johnson Davidson County
Batch# 1429572 DEEDWARR
06/09/2026 08:20:30 AM 4 pgs
Fees: $23.00 Taxes: $832.50
20260609-0051660

This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Subscribed and sworn to before me, this ___ day of June, 2026.

Notary Public
My commission expires: 9/14/29

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Aurora Putti	New Owner	162 09 0B 011.00
5601 Country Drive #213 Nashville, TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dennis C. Riddle, married and Jewell E. Riddle, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Aurora Putti, an unmarried woman,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to- wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows to wit:

Town House No. 213, Building No. 17 including the garage therewith in a Horizontal Property Regime, as shown on the plan of HICKORY VALLEY CONDOMINIUMS, Phase 3, as of record in Plat Book 4860, Page 1, as amended in Book 4890, Page 372, as revised in Book 5050, Page 94, and in Book 5200, Pages 110, Master Deed in Book 4918, Page 116 as amended in Book 4958, Page 346; amended and restated bylaws in Book 8797, Page 918 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Dennis C. Riddle, a married person, Veda Snell, an unmarried person, and Jewell E. Riddle, an unmarried person, together as tenants in common with right of survivorship, each as to a 1/3 undivided interest, by Quit Claim Deed from Dennis C. Riddle, a married person, and Veda Snell, an unmarried person, of record in Instrument No. 20071108-0131946, in the Register's Office of Davidson County, Tennessee, dated October 09, 2007, and recorded on November 08, 2007. The Said Veda Snell deceased on November 10, 2023.

See Power of Attorney recorded prior hereto in Instrument No. 202606090051659, said Register's Office.

The subject property was never the marital residence of Dennis C. Riddle.

This property is improved property known as 5601 Country Drive, Unit #213, Nashville, TN 37211.

This conveyance is further 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, and (5) other matters of public record.

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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 4 day of June, 2026.

Dennis C. Riddle

Jewell E. Riddle by Dennis C. Riddle, Attorney-In-Fact

Acknowledgment

STATE OF GEORGIA
COUNTY OF Greene

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dennis C. Riddle, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and seal this 4th day of June, 2026.

Notary Public
Commission expiration date: 10/17/26

REGINA MCLEROY
NOTARY PUBLIC
GEORGIA
MORGAN COUNTY, GA
EXP. OCTOBER 17, 2028

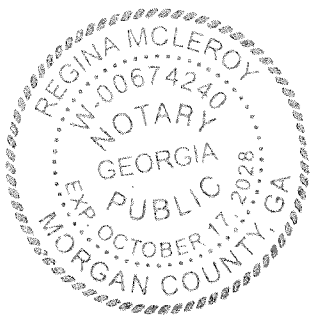
Acknowledgement

STATE OF GEORGIA
COUNTY OF Greene

Before me, the undersigned authority, on this 4th day of June, 2026, personally appeared Dennis C. Riddle, who is personally known to me (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she executed the foregoing instrument as his/her free act and deed under the Power of Attorney therein granted, and that he/she has authority to act on behalf of Jewell E. Riddle in the capacity set forth in the document.

Witness my hand, at office, this 4th day of June, 2026.

Regina McLeroy
Notary Signature
My commission expires: 10/17/26



Certificate of Authenticity

I, Jennifer Stacey, do hereby make oath that I am a 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 documents executed and authenticated according to law on 6/5/2026

Affiant
DATE: 6/5/26

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed to before me this 5th day of June, 2026

Notary Public

My commission expires: 09/16/2029

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY