Karen Johnson
Batch # 1432506
06/10/2026 03:07:38 PM
Fees: $13.00 Taxes: $1,535.50
Davidson County
DEEDWARR
2 pgs
20260610-0052765

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-SURE-26-3125

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Caitriona Tilden 3125 Lake Park Dr Nashville, TN 37211	Union Home Mortgage 8241 Dow Circle West Strongsville, OH 44136	119 15 0 025

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Rachel Stanell-Fionda and Nicholas Fionda, wife and husband,** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Caitriona Tilden, unmarried**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 3125 Lake Park Drive, Nashville, TN 37211 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Section Two, Southlake of record in Plat Book 2083, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Rachel Stanell, an unmarried woman and Nicholas Fionda, an unmarried man, by Warranty Deed from JW Properties, LLC, a Tennessee Limited Liability Company, dated April 9, 2021, and recorded April 13, 2021, of record in Instrument No. 20210413-0049047, in the Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 3125 Lake Park Drive, Nashville, TN 37211.

This conveyance is subject to all restrictions, easements and planning documents of 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 8th day of June, 2026.

Nicholas Fionda

Rachel Stanell-Fionda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of June, 2026, before me personally appeared Nicholas Fionda, Rachel Stanell-Fionda and , 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 8th day of June, 2026.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $415,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 8th day of June, 2026.

Notary Public
My commission expires: 6/6/28

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2028