Karen Johnson Davidson County
Batch# 1432843 DEEDWARR
06/11/2026 03:26:30 PM 4 pgs
Fees: $23.00 Taxes: $2,064.60
20260611-0053201

Name and Address of New Owner:
Christina Marie Daigle
1009 Stone Ridge Drive
Nashville, TN 37211

Send Tax Bills To:
Legacy Home Loans, LLC DBA Steadfast Mortgage
408 Hwy 76
White House, TN 37188

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 141-05-0A-032.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Serena Macy Rickman and Alan Bradley Rickman, wife and husband**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Christina Marie Daigle, a married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Avondale Park Phase 1, Section 1A "Cluster Lot Subdivision" of record in Plat at Instrument No. 20080226-0018937, 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 Justin Tays and Rebecca Lee Tays, husband and wife, and Dwight Tays, married, As Tenants with Rights of Survivorship, by Warranty Deed from Samuel T. Parnell and Rachel L. Parnell, husband and wife, of record in Instrument No. 20200608-0058623 Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded on June 8, 2020.

Being the same property conveyed to Serena Macy Rickman and Alan Bradley Rickman, wife and husband, by Warranty Deed from Justin Tays and Rebecca Lee Tays, husband and wife, and Dwight Tays, married, as Tenants with Rights of Survivorship, of record in Instrument No. 20250218-0011787 Register's Office for Davidson County, Tennessee, dated February 14, 2025 and recorded on February 18, 2025.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as 1012 Nunnery Lane, Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 4th day of June, 2026.

_____(SEAL)
Alan Bradley Rickman

_____(SEAL)
Serena Macy Rickman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Alan Bradley Rickman and Serena Macy Rickman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

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



_____
Notary Public
My commission expires: 11/28/27

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 under 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 $558,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Krista Dizon
(Affiant)

Sworn to and subscribed before me this
4th day of June, 2026.

Notary Public
My commission expires: 5/12/30

File No. GNT-26-4662



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 6/4/26.

Affiant Signature 6/4/26 Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 4 day of June, 2026.

Notary Signature

My Commission Expires: 5/12/30

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON