Karen Johnson Davidson County
Batch# 1450440 DEEDWARR
07/22/2026 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $388.50
20260722-0066323

Name and Address of New Owner:
William Russell Bennett
39 Halsey Drive
Old Greenwich, CT 06870

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-26071018

Map and Parcel: 043-10-0B-093.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Erin Brodie Brydges, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **William Russell Bennett**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The Land referred to herein below is situated in the County of Davidson State of Tennessee. and is described as follows:

Land in Davidson County, State of Tennessee, Unit No. D-93 of on the Plat of Madison Park Condominiums, as described in that Addendum to Master Deed for Madison Park, a Condominium, of record in Book 8014, Page 416, amending the Master Deed Establishing a Horizontal Property Regime of Madison Park, of record in Book 5462, Page 614, as corrected by that Deed of Correction to Master Deed for Madison Park, a Condominium of record in Book 5608, Page 551. Register's Office for Davidson County, to which plat reference is hereby made.

Being the same property conveyed to Erin Brodie Brydges by Warranty Deed from Caine Shea-Cimino, a married man of record in Instrument No. 20250228-0015207, Register's Office for Davidson County, Tennessee, dated February 28, 2025 and recorded on February 28, 2025.

This conveyance is subject to the following: Subject to all matters shown on the Plan of record in Book 5200, Page(s) 179 through 182, Inclusive; Covenants, Conditions and Restrictions of record in Book 5462, Page 614 through 649, as corrected by Book 5608, Page 551 and amended by Book 8014, Page 416; By-Laws of record in Book 10895, Page 319; Storm Water Detention Agreement of record in Book 6160, Page 607; Madison Park Homeowners Association, Inc. Leasing Rules of record in Instrument No. 20150114-0004067, Instrument No. 20150813-0081221, Instrument No. 20170714-0071135, Instrument No. 20180426-0039523 and Instrument No. 20181129-0116533; Madison Park Condominium Rules and Regulations of record in Instrument Number 20150324-0025053 and 20150813-0081222; Management Redevelopment Agreement of record in Instrument Number 20150324-0025057; Rule Regarding Expenses of Enforcement Madison Park Condominiums of record in Instrument Number 20170327-0029689; Grant of Easement of record in Instrument Number 20151130-0120247; Rules and Regulations of record in Instrument Number 20180426-0039524; all in the Register's Office for Davidson County, Tennessee.

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.

This is property known as: 555 North Dupont Avenue Unit D-93, Madison, TN 37115

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 17th day of July, 2026.

Erin Brodie Brydges

State of Pennsylvania

County of Northumberland

Personally appeared before me, Erin Brodie Brydges with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th of July, 2026.

Helen R. Cairns

Notary Public

My Commission Expires: August 10, 2028

Commonwealth of Pennsylvania - Notary Seal
HELEN R CAIRNS - Notary Public
Montgomery County
My Commission Expires August 10, 2028
Commission Number 1375885

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $105,000.00.

Affiant Signature

Subscribed and sworn to before me, this 17th day of July, 2026.

Helen R. Cairns

Notary Public

My Commission Expires: August 10, 2028

Commonwealth of Pennsylvania - Notary Seal
HELEN R CAIRNS - Notary Public
Montgomery County
My Commission Expires August 10, 2028
Commission Number 1375885

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 7/17/26 (date of document).

Affiant Signature

7/21/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21st day of July, 2026.



Heather Lee
Notary Signature

My Commission Expires: 01/21/2029