Karen Johnson Davidson County
Batch# 1458827 DEEDWARR
08/11/2026 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,546.60
20260811-0074151

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $418,000.00

Affiant

Subscribed and sworn to before me, this 5th day of August, 2026.

Notary Public
My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Jasmine Marche Tisdale **Jerome Monteal Tisdale Sr**	**Wilson Bank & Trust**	**109010A01700CO**
3712 Lakeridge Pass	**207 Legends Dr.**	
Nashville, TN 37135	**Lebanon, TN 37087**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Yolanda Denise Albritten, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jasmine Marche Tisdale and Jerome Monteal Tisdale Sr., wife and husband

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 66, as shown on the map entitled Phase One, Lakeridge, of record in Plat Book 7900, Page 962, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Yolanda Denise Albritten, married by General Warranty Deed from Yolanda Denise Albritten, as Administratrix of the Estate of Mattie Gwendolyn Dixon a/k/a Mattie Dixon, dated February 25, 2026, of record in Instrument No. 20260302-0015990, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mattie Dixon, unmarried by Warranty Deed from Joseph W. Walker and wife, Diane G. Walker, dated October 3, 2003, of record in Instrument No. 20031008-0149509, in the Register's Office for Davidson County, Tennessee. Mattie Dixon since died testate.

Oath is hereby made that the subject property was never the sole primary marital residence of said Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Deed of Conveyance of record in Book 10800, Page 935 and Book 10800, Page 899, in the Register's Office for Davidson County, Tennessee.

Easement in favor of Lakeridge Homeowners Association of record in Book 10670, Page 720, in the Register's Office for Davidson County, Tennessee.

Lakeridge Homeowner's Association General Rules and Regulations Resolution of record in Instrument Number 20181213-0121564, Instrument No. 20211119-0154046 and Instrument No. 20260108-0001698, in the Register's Office for Davidson County, Tennessee.

Deeds of conveyance to The Metropolitan Government of Nashville and Davidson County, Tennessee Department of Water and Sewer Services of record in Book 10623, Page (s) 863, 867 and 918, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20070418-0046366, said Register's Office.

The lien of 2026 property taxes not yet due/payable.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 3712 Lakeridge Pass, Nashville, TN 37135.

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 in 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.

Yolanda Denise Albritten Date: 7/31/26

Yolanda Denise Albritten

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Yolanda Denise Albritten, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2026.

Linzie Hahn

NOTARY PUBLIC

My Commission Expires:_____

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

Certificate of Authenticity

I, Linzie Hahn, 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 7/31/26.

Date

Affiant Signature

7/31/26

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 7/31 day of July, 2026

Notary's Signature

My Commission Expires: 01/30/2029

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY