Karen Johnson Davidson County
Batch# 1476509 DEEDWARR
09/23/2026 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $362.60
20260923-0088066

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
117 Saundersville Road, Ste. 201
Hendersonville, TN 37075

RECORD AND RETURN TO
Harpeth Escrow, LLC
117 Saundersville Road
Ste 201
Hendersonville, TN 37075

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$98,000.00**.

Affiant

Subscribed and sworn to before me, this **16th day of September, 2026.**

Notary Public
My commission expires: 5/18/2027

LINZY B LEHN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-18-2027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Biendou Yepdieu Armel Donald **555 N Dupont Avenue, A12** **Madison, TN 37115**	**Next Door Lending LLC** **30200 Telegraph Rd** **STE 105** **Bingham Farms, MI 48025**	**043-10-0A-009.00-CO** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Charles Cardona, a married man**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Biendou Yepdieu Armel Donald**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee being Condominium Unit A-207, of Madison Park Condominiums as referenced and more particularly described on the Plat A207 of Madison Park Condominiums of record in Plat Book 5200, Pages 179-182, (erroneously referenced Plat as Book 5414, Page 743 in Quit Claim Deed of record in Instrument No. 201709270098928 and in prior deed), and as established by Master Deed establishing a Horizontal Property Regime of Madison Park of record in Book 5462, Page 614, as Corrected in Book 5608, Page 551, Addendum to Master Deed of record in Book 8014, Page 416 and Bylaws of record in Book 10895, Page 319, Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Liliana Cardona and Charles Cardona, in equal shares, as tenants in common with rights of survivorship by Warranty Deed from Lindsey Keith Tays, a single individual of record in Instrument No. 20180509-0044455 Register's Office for Davidson County, Tennessee, dated May 03, 2018 and recorded on May 09, 2018. Said Liliana Cardona having since passed 02/03/2026, leaving Charles Cardona as tenant by the entirety.

Said property was not used as the marital residence.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

HE-2026-389

This is improved (X) unimproved (__) property known as **555 N Dupont Avenue, A12, 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 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.

Witness my/our hand(s) this 4th **day of September, 2026.**

Charles Cardona

State of Arizona,
County of Maricopa.

On this 4th **day of September, 2026, before me personally appeared Charles Cardona, 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 4th **day of September, 2026.**

Notary Signature
My commission expires: 02/25/2028
Beau MacDonnell, Notary Public

Notarized online using audio-video communication technology

Beau MacDonnell
Electronic Notary Public
State of Arizona
Maricopa County
Commission #: 661322
Commission Expires: 02/25/2028

HE-2026-389

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 09/16/2026 (**date of document**).

Affiant Signature

09/22/2026

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 22nd day of September, 2026.

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029