Karen Johnson Davidson County
Batch# 1478050 DEEDWARRSP
09/28/2026 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,146.26
20260928-0089278

Special Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $309,800.00. Affiant Subscribed and sworn to before me, this the 22nd day of September, 2026. Notary Public My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sharon Alondra Ramirez Newman	Acrisure Mortgage, LLC	043-10-0E-034.00-CO
700 North Dupont Avenue #109	189 S. Orange Avenue, Suite 970	
Madison, TN 37115	Orlando, FL 32801	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AT DUPONT PROPCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHARON ALONDRA RAMIREZ NEWMAN, UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 34 of Soren Homeowners Association, A Horizontal Property Regime With Private Elements, established by the Declaration of Covenants, Conditions and Restrictions and ByLaws of record in Instrument No. 20220502-0050846, as amended in First Amendment of record in Instrument No. 20220505-0051992, Second Amendment of record in Instrument No. 20230803-0060210, as corrected in Instrument No. 20230807-0061034, as amended in Second Amendment to Restated Declaration of Covenants, Conditions and Restrictions in Instrument No. 20250403-0025394, ByLaws as amended in Instrument No. 20231031-0084941, in the Register's Office for Davidson County, Tennessee. Said unit being depicted in Exhibit "B" to which Declaration reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to AT Dupont Propco, LLC, a Delaware limited liability company by Warranty Deed from Madison Senior Living LLC, a Tennessee limited liability company of record in Instrument No. 20220429-0050091, in the Register's Office for Davidson County, Tennessee, dated April 22, 2022 and recorded on April 29, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 700 North Dupont Avenue #109, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of September, 2026.

AT DuPont Propco, LLC, a Delaware Limited Liability Company

By: _____

Divan Bezuidenhout, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Divan Bezuidenhout, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of AT DuPont Propco, LLC, a Delaware Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 22nd day of September, 2026.

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-29

_____
Notary Public

My Commission Expires: 1·22·29

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 22, 2026

Affiant Signature

25th day of September, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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