THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $194,000.00 Jordan N. Nye Affiant Subscribed and sworn to before me, this 31 day of May, 2019. Notary Public My Commission Expires: 1-3-22

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 245816 DEEDWARR
06/19/2019 04:03:14 PM 2 pgs
Fees: $13.00 Taxes: $717.80
20190619-0059244

WARRANTY DEED

Address New Owner: Joseph Ferdelman and JoAnn Siegienski 735 Tulip Grove Rd, Apt #223 Hermitage, TN 37076	Send Tax Bills to: New Owner 219 BOXWOOD DR FRANKLIN, TN 37069	Tax Information: Tax Parcel ID No. 075-12-0F-071.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRANDON M. CARLIN, UNMARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JOSEPH FERDELMAN AND JOANN SIEGIENSKI,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: M. M

Land in Davidson County, Tennessee, being Unit No. 223, on the Horizontal Property Regime for Tulip Cove, as recorded in the Master Deed of record in Instrument No. 20050525-0059119, amended in Instrument No. 20080103-0000699, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to BRANDON M. CARLIN, AN UNMARRIED MAN, by deed from LUCAS C. NORRIS, AN UNMARRIED MAN, of record in Instrument No. 20170703-0066682, dated June 30, 2017, said Register's Office.

This is improved property commonly known as: **735 Tulip Grove Rd, Apt #223, Hermitage, TN 37076**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-P-19-735-223

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2019.

B. C

BRANDON M. CARLIN

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRANDON M. CARLIN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of May, 2019.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: 11/3/2020