(1)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Karen Johnson Davidson County
Batch# 288802 DEEDWARR
09/20/2019 10:51:56 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20190920-0095726

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

x David Alexander Kardokus
Affiant

Subscribed and sworn to before me this 17th day of September, 2019.

Notary Public

My Commission Expires: 4/6/21

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

19-0290

Address of New Owner:	Send Tax Bills to:	Tax Information:
David Alexander Kardokus	Franklin Synergy Bank	
4846 Bevendean Drive, Unit C-4	722 Columbia Ave	161-09-0A-072.00
Nashville, TN 37211	Franklin, TN 37064	

WARRANTY DEED

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 acknowledged, we

Sherry Ann Tillman and Joe L. Tillman, wife and husband

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

David Alexander Kardokus, a single man,

hereinafter called the GRANTEE, his heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. C-4 as set forth in the Master Deed Establishing Brighton Village, Phase 5, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section WI, et seq., as amended, of record as Instrument No. 20080117-0005582 as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee; said unit also being shown as part of Exhibit "A" to said First Amendment to the Master Deed.

Being the same property conveyed to Sherry Ann Tillman and Joe L. Tillman, wife and husband, by Warranty Deed dated January 4, 2018 from Sherry Ann Tillman (f/k/a Sherry A. Harlow), recorded January 5, 2018 at Instrument No. 20180105-0001732, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4846 Bevendean Drive, Unit C-4, Nashville, TN 37211.**

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 we do covenant with the said GRANTEE that we are 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 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 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 our hands this 17th day of September, 2019.

Sherry Ann Tillman

Sherry Ann Tillman

Joe L. Tillman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sherry Ann Tillman and Joe L. Tillman, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of September, 2019.

Notary Public – Larry N. Westbrook

My Commission Expires: 4/6/2021

