WARRANTY DEED

Karen Johnson Davidson County
Batch# 292198 DEEDWARR
09/27/2019 09:14:31 AM 2 pgs
Fees: $13.00 Taxes: $924.63

20190927-0098371

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $249,900.00.

Affiant

Subscribed and sworn to before me this 13th day of September, 2019

Notary Public

My Commission expires: 7-3-23
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ronald John Barzyk	SAME AS New Owner	075-12-0F-097.00-CO
735 Tulip Grove Road, Apt 355		
Hermitage, TN 37076		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Carol Ann Petersen, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ronald John Barzyk and Nancy Carol Barzyk, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Mark Albertson joins in this conveyance to convey any and all marital interest he may have in and to said property.

Land in Davidson County, Tennessee, and being Lot 97, AKA, Unit 355, TULIP COVE TOWNHOMES, as shown on plat of record in Exhibit "B", of Instrument Number 20050525-0059119, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Carol Ann Petersen, unmarried from Darby S. Kaiser Hall, married by Warranty Deed on September 26, 2013, of record in Instrument Number 20131004-0104691, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record Instrument Number 20050517-0055768, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book Instrument Numbers 20050525-0059119 and amended in Instrument Number 20080103-0000699, page , Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 4123, Page 640 and Book 10413, Page 841, Register's Office for Davidson County, Tennessee.

This is improved property known as: **735 Tulip Grove Road, Apt 355, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 13th day of September, 2019.

Carol Ann Petersen

Mark Albertson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Carol Ann Petersen,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this 13th day of September, 2019

My commission expires 7/3/23

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark Albertson,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this 13th day of September, 2019

My commission expires 7/3/23

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY