Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013118

WARRANTY DEED

Karen Johnson Davidson County
Batch# 368433 DEEDWARR
03/06/2020 10:29:19 AM 2 pgs
Fees: $13.00 Taxes: $1,738.63
20200306-0025411

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th day of March, 2020.

NOTARY PUBLIC

My commission expires: 8-1-22

HUNTLY GORDON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Sardo 1721 Boxwood Drive Nashville, TN 37211	**New Owner**	172 03 0A 188.00CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Sixty Nine Thousand Nine Hundred and 00/100 Dollars ($469,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KENNETH J. ADLER, A MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **NICHOLAS SARDO, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County Tennessee being Lot 106 on the Plan of Summit at the Woodlands, Phase 2, Cluster Lot Subdivision, as shown on plat of record in Instrument No 201707240074740, in the Register's Office for Davidson County Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Woodlands Phase 2, LLC, a Tennessee limited liability company, from Woodlands Development, LLC, a Tennessee limited liability company, by Warranty Deed dated October 12, 2017 and recorded October 16, 2017, of record in Instrument No 201710160106021 in the Register's Office of said county.

Further being a part of the same property conveyed to Kenneth J. Adler from Woodlands Phase 2, LLC, a Tennessee limited liability company by Quitclaim Deed dated December 3, 2019 and recorded December 6, 2019 in Instrument No 201912060126297 in the Register's Office of said county. Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 4th day of March, 2020.

KENNETH J. ADLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Kenneth J. Adler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 4th day of March, 2020.

HUNTLY GORDON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

Printed Notary Name

My commission expires: 8-1-22