WARRANTY DEED

Karen Johnson Davidson County
Batch# 380671 DEEDWARR
04/01/2020 03:48:30 PM 2 pgs
Fees: $13.00 Taxes: $1,008.25
20200401-0035185

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/2/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Aaron Gochman and Evelyn Kandov	Truist Bank	Parcel ID: 114 08 0C 102.00
(NAME) 7277 Charlotte Pike	(NAME) PO Box 79041	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Baltimore, MD 21279	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Janel Dawn Barton, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Aaron Gochman and Evelyn Kandov, husband and wife**, hereinafter called the Grantees, 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 97 on the Plat of West Park Phase 3, a Horizontal Property Regime created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions of West Park Homeowners Association, Inc., of record as Instrument No. 20040304-0024541, as amended by Second Amended and Supplement to the Declaration of Covenants, Conditions, Restrictions and By-Laws for West Park Homeowner's Association Inc., of record as Instrument No. 20050222-0018812, Register's Office for Davidson County, Tennessee, and also amended as Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Janel Dawn Barton, an unmarried woman by Warranty Deed from Jerrod L. Niemann, married, dated December 08, 2017 and recorded December 11, 2017, as Instrument No. 20171211-0125979, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ernest D. Bennett III
Signature

State of Tennessee]
]
County of Davidson]

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

Notary Signature

My Commission Expires: September 7, 2020

unimproved ☐
This is improved ☒ property, known as 7277 Charlotte Pike, Unit 306, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, their 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 28th day of March, 2020

Janel Dawn Barton

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Janel Dawn Barton, an unmarried woman, the 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, this the 28 30th of March, 2020.

Notary Public

My Commission Expires: 11-20-2023

(SEAL)

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD