Karen Johnson Davidson County
Batch# 392361 DEEDWARR
04/28/2020 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20200428-0044046

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April 2020.

NOTARY PUBLIC

My Commission Expires: _____

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 424 Church Street, Ste 1750, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kerolus Deryas 316 Sylvan Park Lane Nashville, TN 37209	Kerolus Deryas 316 Sylvan Park Lane Nashville, TN 37209	104-01-0F-024.00 CO

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

DENISE L. STARK, A SINGLE WOMAN

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

KEROLUS DERYAS, A SINGLE MAN

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 24, on the Horizontal Property Regime for West End Station Condominiums, as recorded in the Master Deed of record as Instrument Number 20070712-0083315, amended as Instrument Number 20071220-0146057, Instrument Number 20080919-0095641 and Instrument Number 20081029-0108160 and Instrument No. 20090825-0080074, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to DENISE L. STARK, by deed from JANE HEDGES DOUGLAS, F/K/A MARY JANE HEDGES, of record in Instrument No. 20151002-0100269, dated September 29, 2015, said Register's Office.

This improved property is known as 316 Sylvan Park Lane, 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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 20 day of March, 2020.

Denise L. Stark

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Denise L. Stark, 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 20 day of March, 2020

Notary Public

My commission expires: Jan. 8, 2024

PRISCILLA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
Exp. Jan. 8, 2024
DAVIDSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY