Return To
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

Karen Johnson Davidson County
Batch# 395483 DEEDWARR
05/04/2020 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $860.25
20200504-0046393

CHRISTY FIELDER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-20

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$232,500.00**.

Affiant

Subscribed and sworn to before me, this the 27th day of April, 2020.

Notary Public

My commission expires: 8.16.20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Niesha J. White	New Owner	**075-12-0C-008.00-CO**
757 Tulip Grove Rd., #1402		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John Cardoni and Crystal Cardoni, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Niesha J. White, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER 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 1402, on the Plan of Resubdivision of Phase One of Brookside Park Townhomes, as shown on plat of record in Instrument No. 20000107-0002402, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John Cardoni and Crystal Cardoni, husband and wife by Warranty deed from Charles G. Pennell and wife June M. Pennell of record in Instrument No. 20151001-0099939 Register's Office for Davidson County, Tennessee, dated September 29, 2015 and recorded on October 01, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **757 Tulip Grove Rd., #1402, Hermitage, TN 37076**.

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, her heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, her 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 my/our hand(s) this 27th day of April, 2020.

John Cardoni

Crystal Cardoni

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **John Cardoni and Crystal Cardoni**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **27th** day of **April, 2020.**

Notary Public

My Commission Expires: 10-3-2021

Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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.

Name: **Sheri Morgan**
Title: **President**

STATE OF TN
COUNTY OF **Rutherford**

Witness my hand and official seal.



Notary Public: **Brandie A Phillips**
My Commission Expires: **06/21/2020**
Commission #: **na**