WARRANTY DEED

Karen Johnson Davidson County
Batch# 442775 **DEEDWARR**
07/23/2020 11:51:25 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20200723-0081115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-2-2021
(AFFIX SEAL)

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0533

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Amanda Radov, unmarried woman	Central Bank of St. Louis	Map: 117070F02400CO
(NAME) 3429 Golf Club Lane	(NAME) 425 N. New Ballas Rd., Ste 101	
(ADDRESS) Nashville, TN 37215	(ADDRESS) St. Louis, MO 63141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS ($365,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JANICE C. MERRICK, UNMARRIED,

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

AMANDA RADOV, UNMARRIED WOMAN,

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 24 on the Site Plan of Brighton Court Condominiums, established by Master Deed of record in Book 6629, Page 532; Book 6912, Page 158; Book 6912, Page 163; Book 9315, Page 795; and Book 10364, Page 141, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Janice C. Merrick, an unmarried woman, by deed from Amanda J. Lloyd, married and Kenneth M. Lloyd, MD and wife, Sharon D. Lloyd, of record in Instrument No. 20180502-0041513, dated May 1, 2018, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) Sanitary Sewer Easement of record in Book 4076, Page 518 and 522, Register's Office for said County; (3) Storm Water Detention Agreement of record in Book 6434, Page 578, Register's Office for said County; (4) Charter for Homeowner's Association of record in Book 6965, Page 624 and Book 7936, Page 335, said Register's Office.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6629, Page 532, amended in Book 6912, Page 158; Book 6912, Page 163; Book 9315, Page 796; and Book 6629, Page 564, amended in Book 10364, Page 141, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3429 Golf Club Lane, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 22nd day of July, 2020.

Janice C. Merrick
Janice C. Merrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice C. Merrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 22nd day of July, 2020.

My Commission Expires:

1/3/23

Notary Public

JANICE C. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.