WARRANTY DEED

Karen Johnson Davidson County
Batch# 487702 DEEDWARR
10/01/2020 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,994.30
20201001-0113564

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,000.00

E. KIRK LAMB, JR. III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kelli Danielle Bernott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 4/6/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelli Danielle Bernott	NEW OWNER	118040U00200
(NAME)	(NAME)	
519 B Camden Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Ridgemont Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kelli Danielle Bernott, a single woman**, hereinafter called the GRANTEE(S), her 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 No. B, on the plan of 519 CAMDEN DRIVE HOMEOWNERS' ASSOCIATION, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20191204-0124878, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being part of the same property conveyed to Ridgemont Homes, LLC, a Tennessee limited liability company by Warranty Deed dated 5/3/2019 from Roger J. Richardson and Janet M. Richardson, husband and wife, of record in Instrument 201905060042213, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Book 1835, Page 97; (2) Covenants, conditions, easements and restrictions recorded in Instrument 201912040124878, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 519 B Camden Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 920038
Warranty Deed TN

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(S), her assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her 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.

Effective the 1st day of October, 2020.

Ridgemont Homes, LLC, a Tennessee Limited Liability Company

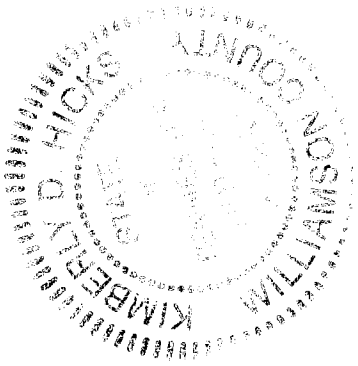
BY: _____
Kevin Dattilo, Sole Member

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kevin Dattilo with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Sole Member of Ridgemont Homes, LLC, a Tennessee Limited Liability Company the within named bargainer, a corporation, and that, he as such Sole Member, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of October, 2020.

_____
Notary Public:
My Commission Expires: 2-21-22



RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

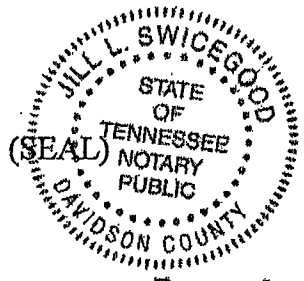
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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