Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Subscribed and sworn to before me this 6th day of October, 2020.

Notary Public
My commission expires: 07/08/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 493667 **DEEDWARR**
10/12/2020 08:27:41 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20201012-0117948

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Evgeniy Karaman	Churchill Mortgage Corp.	181-14-0A-057.00-C
8225 Rossi Rd.	1749 Mallory Ln, Suite 100	
Brentwood, TN 37027	Brentwood, TN 37027	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Patrick T. Kinard, an unmarried man and Bridget Kinard, an unmarried woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Evgeniy Karaman and Irina Karaman, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 57 on the plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions, and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060328-0035297, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Patrick T. Kinard and Bridget Vercellone by Deed from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20060922-0117688, Register's Office for Davidson County, Tennessee, and dated September 20, 2006. Patrick T. Kinard and Bridget Vercellone conveyed their interest to Patrick T. Kinard and wife, Bridget Kinard, as joint tenants with right of survivorship, by Quitclaim Deed of record in Instrument No. 20080125-0008058, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: PURES-20-08205

1. Restrictive covenants for Villas at Concord Place of record in Instrument No. 20050922-0114218 and amended in Instrument No. 20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20060731-0092350, Instrument No. 20061228-0160255, Instrument No. 20070130-0012170, Instrument No. 20071213-0143550, Instrument No. 20071129-0138490, Instrument No. 20080226-0018882, and Instrument No. 20080318-0027346 and as amended or of record Register's Office for Davidson County, Tennessee.

2. Charter for Homeowners Association of record in Instrument No. 20081219-0121383 Register's Office for Davidson County, Tennessee.

3. By-Laws of record in Instrument No. 20050922-0114218 Register's Office for Davidson County, Tennessee.

4. All matters appearing on the plan of The Villas at Concord Place of record in Instrument No. 20060328-0035297 Register's Office for Davidson County, Tennessee.

This property is improved property known as 8225 Rossi Road, Brentwood, TN 37027

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 6th day of October, 2020.

Patrick T. Kinard

Bridget Kinard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of October, 2020, before me personally appeared Patrick T Kinard and Bridget Kinard, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of October, 2020.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY