WARRANTY DEED

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of Nov. 2020

Notary Public

MY COMMISSION EXPIRES: 1/8/24

(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
Viktor Lemollari	First National Bank of Middle Tennessee	075120C021.00
(NAME)	(NAME)	
737 Tulip Grove Road, Unit 203	200 E. Main Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	McMinnville, TN 37110	
(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 Edward A. Mayberry, a single man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Viktor Lemollari, married** hereinafter called the GRANTEE(S), his/her/their 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. 203 on the Plan of Brookside Park (Villa) Townhomes, Building No. 2, Phase Two, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20001010-0100359, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edward A. Mayberry, single man by Warranty Deed from Mitzie McAlister, unmarried, dated 06/07/2019 and recorded 06/14/2019, of record in Instrument 201906140057218, 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 ☒ 737 Tulip Grove Road, Unit 203, Hermitage, TN 37076
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said

File No.: 990893
Warranty Deed TN

Karen Johnson
Batch# 518654
11/19/2020 01:08:35 PM
Fees: $13.00 Taxes: $839.90

Davidson County
DEEDWARR
2 pgs

20201119-0136364

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), his/her/their 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 13 day of Nov 2020.

Edward A. Mayberry

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward A. Mayberry, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of NOV 2020.

Notary Public:
My Commission Expires: 02/28/2023

UYEN HOANG TO PHAN
Notary Public
Commonwealth of Virginia
Registration No. 7520000
My Commission Expires Feb 28, 2023

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027