WARRANTY DEED

Karen Johnson Davidson County
Batch# 584946 DEEDWARR
03/04/2021 03:08:44 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20210304-0028680

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RACHEL WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Thomas Robich (NAME)	NEW OWNERS (NAME)	
806 Valley View Circle (ADDRESS)	(ADDRESS)	160 14 0G 009.00
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MATT RYSKOSKI AND JAIME RYSKOSKI, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA THOMAS ROBICH, SINGLE, UNMARRIED,** 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 located in Davidson County, Tennessee, being Unit No. 9 of Valley View Village Phase I, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Valley View Village Phase I of record in Instrument Number 20070816-0097818, as supplemented and amended in Instrument No. 20080509-0048312 and amended and restated in Instrument No. 20181009-0100106, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "E" to the Master Deed of record in Instrument 20070816-0097818, as revised by Exhibit "B" to the Amendment in Instrument 20080509-0048312, Register's Office for Davidson County, Tennessee; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Matt Ryskoski and Jaime Ryskoski, husband and wife, by Warranty Deed from Melanie Sue Miller, unmarried, of record in Instrument No. 20180817-0081676 in the Register's Office of Davidson County, Tennessee, dated August 16, 2018 and recorded on August 17, 2018. Matt Ryskoski and Matthew Scott Ryskoski are one and the same and Jaime Ryskoski and Jaime Melissa Ginn Ryskoski are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # BC-21-806

unimproved
This is improved x property, known as 806 Valley View Circle, Brentwood, TN 37027
(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 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 my hand this 1st day of March, 2021

Matt Ryskoski by Robert S. Hite, Attorney in Fact

MATT RYSKOSKI, BY: ROBERT S. HITE, ATTORNEY IN FACT

Jaime Ryskoski by Robert S. Hite, Attorney in Fact

JAIME RYSKOSKI, BY: ROBERT S. HITE, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of March, 2021, before me personally appeared Robert S. Hite, to me known to be the person who executed the foregoing instrument on behalf of Matt Ryskoski and Jaime Ryskoski and acknowledged that he executed the same as the free act and deed of Matt Ryskoski and Jaime Ryskoski.

Witness my hand and official seal this 1st day of March, 2021.

Commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-8-2022

Notary Public