STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of June, 2021.

Notary Public
MY COMMISSION EXPIRES: 7/9/24
File No. G21-12811

DANA DEWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 656047 DEEDWARR
06/14/2021 02:27:38 PM 2 pgs
Fees: $13.00 Taxes: $869.13
20210614-0079937

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Elizabeth Potocsnak and Brian Kotzur (NAME)	new owner (NAME)	117-11-0J-315.00-C
1406 Winding Way Road (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Michael E. Cardoza, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth Potocsnak and Brian Kotzur, wife and husband** , 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:

Being Unit No. 315, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a Horizontal Property Regime, established by Master Deed of record in Instrument Number 20040209-0015685 and re-recorded in Instrument Number 20040212-0017074 and amended in Instrument Number 20050404-0036415 and Instrument Number 20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Michael E. Cardoza, an unmarried man by Deed dated April 8, 2021 from Jennifer E. Cardoza, an unmarried woman, recorded April 13, 2021, in Instrument Number 20210413-0048971, Register's Office of Davidson County, Tennessee.

This is not the marital residence of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

2. Subject to Master Deed/Amendments of record in Instrument Number 20040209-0015685, Instrument Number 20040212-0017074, Instrument Number 20050404-0036415, Instrument Number 20050512-0053861, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-SB-VRES21-2025-315

0017074, Instrument Number 20050404-0036415, Instrument Number 20050512-0053861, Register's Office for Davidson County, Tennessee.

3. Subject to Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20110930-0075711, Register's Office for Davidson County, Tennessee.

4. Subject to Right of Entry Agreement of record in Book 9921, Page 620, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2025 Woodmont Boulevard, Nashville, TN 37215. UNIT #315

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. Whenever 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/our hand(s) this 10th day of June, 2021.

Michael E. Cardoza

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of June, 2021, before me personally appeared Michael E. Cardoza, 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 10th day of June, 2021.

Notary Signature
My commission expires: 6/22/07

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066