Karen Johnson Davidson County
Batch# 659975 DEEDWARR
06/18/2021 03:22:15 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50



20210618-0082872

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1219

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Adam Steven Vodofsky, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Chilton, married and Melanie Chilton, married and Gabrielle Chilton, unmarried all sharing interest as tenants in common with the right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 154 on the plan of Dalewood, Section 3, of record in Plat Book 1835, page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Adam Steven Vodofsky, an unmarried person as sole and separate heir, by deed from Daniel G. Winter and Emily Winter FKA Emily Routon, husband and wife, dated April 24, 2019, of record in Inst. No. 20190429-0039395, Register's Office for Davidson County, Tennessee. Adam Steven Vodofsky is now married to Meredith Meyer who joins in this conveyance to convey any and all marital interest in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 2242 Berrywood Road, Nashville, TN 37216.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

| **NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT** | **TAX MAP-PARCEL #:** |
|---|---|---|
| **Michael Chilton, Melanie Chilton Gabrielle Chilton** | new owners | **072-08-0-221.00** |
| **2242 Berrywood Road** | | |
| **Nashville, TN 37216** | | |

**WITNESS THE EXECUTION HEREOF** this 11th day of June, 2021.

**Adam Steven Vodofsky**

**Meredith Meyer**

**State of Tennessee )**
**County of Davidson )**

On this 11th day of June, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Adam Steven Vodofsky and Meredith Meyer, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 385,000.00.**

Affiant

Sworn and subscribed before me on this the 11th day of June, 2021.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 01/09/24

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GOB-P2/2242