Karen Johnson Davidson County
Batch# 715499 DEEDWARR
09/14/2021 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20210914-0123166

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025 (AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

DM-TAG-21-208

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nguyen Tran and Trang Le	**Better Mortgage**	
(NAME)	(NAME)	**104 06 0M 008.00**
208 Fairmont Ct	**2704 ALT 19 North**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Palm Harbor, FL 34683**	
(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 consideration, the receipt of which is hereby acknowledged, **KIM M. PETROSKY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NGUYEN TRAN, MARRIED, AND TRANG LE, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit A-8 of Fairmont Court Condominiums, a horizontal property regime established by Master Deed of record in Book 6686, Page 708, amended in Book 6712, Page 125, Book 6774, Page 221, revised in Book 6823, Page 962, modified in Book 6893, Page 62, the Plat of which is of record in Plat Book 6250, Page 825, and amended in Book 6900, Page 98, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kim M. Petrosky, unmarried, by Warranty Deed from David Dingess, and wife, Elizabeth Dingess, of record in Instrument No. 20020909-0108638, in the Register's Office of Davidson County, Tennessee, dated August 30, 2002 and recorded on September 09, 2002. Kim M. Petrosky has since married. The above referenced property has never been the principle marital residence of the grantor and her current spouse.

This conveyance is subject to:
• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Property taxes for the year 2021, a lien not yet due and payable
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Fairmont Court Condominiums, as recorded in Plat Book 6250, Page(s) 825, and amended in Book 6900, Page 98.

• Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Fairmont Court Condominium of record in Book 6686, Page 708, as amended by instrument(s) of record in Book 6712, Page 125; Book 6774, Page 221; Book 6823, Page 962 and Book 6893 Page 62; also subject to easements, rights and interests 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 building thereon.

• Easement for ingress and egress, recorded in Book 7051, Page 572, as amended in Book 9850, Page 210.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **208 Fairmont Ct, Nashville, Tennessee 37203**.

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; and we do covenant with the said 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), 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/our hand(s) this the 8 DAY OF SEPTEMBER, 2021.

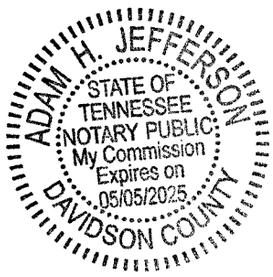
Kim M. Petrosky

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIM M. PETROSKY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Mark B. Keeton, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

9/2/21.
Date

Affiant Signature

9/8/21
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 8 day of September 2021.

Notary's Signature

My Commission Expires: 10/7/2023
Date

Notary's Seal (if on paper)

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023