WARRANTY DEED

Karen Johnson Davidson County
Batch# 746149 DEEDWARR
10/28/2021 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,747.45
20211028-0144967

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,285.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF OCTOBER, 2021

Notary Public

MY COMMISSION EXPIRES: 10.20.2024

BROOKE BERGERON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-20-2024

(AFFIX SEAL)

MST 2021-1380

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald Offei-Nkansah	First Horizon Bank	076-01-0E-006.00-CO
(NAME)	(NAME)	
569 Tulip Grove Road	12719 Cantrell Rd. #200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Little Rock, AR 72223	
(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, **Robert Brigman and Kevin Halter, as tenant in common,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gerald Offei-Nkansah, a married man,** 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:

Land in Davidson County, Tennessee, being Unit 6, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for The Cove at Tulip Grove, III a Horizontal Property Regime With Private Elements of record as Instrument No. 20191101-0112311, being shown on Plat attached thereto as Exhibit "A", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Robert Brigman and Kevin Halter, as tenant in common, by Warranty Deed from Ronald Brice, a single person, of record in Instrument No. 20181003-0098172 Register's Office for Davidson County, Tennessee, dated October 01, 2018 and recorded on October 03, 2018. (Value or consideration as shown in aforementioned deed $120,000.00.)

Being also known as 569 Tulip Grove Road, Hermitage, TN 37076.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20190422-0036903, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20191021-0107678, Register's Office for Davidson County, Tennessee. Restrictions of record as Instrument Number 20191101-0112311 in the Register's Office for Davidson County, Tennessee. Right of Way of Tulip Grove Road. Rights and easements of adjoining landowners in

and to any party wall (s) located on the insured parcel. Subject to a Joint Driveway Easement and Mutual Maintenance Agreement of record in Instrument No. 20191106-0114777, in the Register's Office for Davidson County, Tennessee. Grant of Utility Line Easement of record in Instrument Number 20191202-123714 as corrected in Scrivener's Affidavit of record in Instrument No. 20191205-0125664, in the Register's Office for Davidson County, Tennessee. Homeowners Assessment (Charter) of record in Instrument No. 20191105-0114323, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements. Rights of tenants in possession, as tenants only, under unrecorded leases, if any.

This property, known as 569 Tulip Grove Road, 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 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/our hand(s) this 22nd DAY OF OCTOBER, 2021.

Robert Brigman

Kevin Halter by Robert Brigman my Attorney in Fact

Kevin Halter by Robert Brigman my Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Robert Brigman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.
Witness my hand and official seal at office, this 22nd day of October, 2021.

Notary Public
My commission expires: 4/24/2023

Amelia Swanson State of Tennessee Notary Public Williamson County

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Robert Brigman, Attorney-in-Fact for and Kevin Halter**, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Robert Brigman and Kevin Halter , as tenant in common, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.
Witness my hand and official seal, this the 22nd day of October, 2021.

Notary Public
My Commission Expires: 4/24/2023

Amelia Swanson State of Tennessee Notary Public Williamson County

True Copy Certification

I, Yvette Meldrum, 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 Oct. 22, 2021

10/22/21

Signature Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22 day of October, 2021

Notary's Signature

10.20.2024

My Commission Expires:

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024