Karen Johnson Davidson County
Batch# 777964 DEEDWARR
12/22/2021 09:06:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20211222-0168860

Name and Address of New Owner:
Nicholas Litwin
5700 Stone Brook Drive
Brentwood, TN 37027

Send Tax Bills To:
Nicholas Litwin
5700 Stone Brook Drive
Brentwood, TN 37027

This Instrument Prepared By:
Brock Baker
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 160-14-0D-001-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Christopher Golden and Sanny V. Golden, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nicholas Litwin, Unmarried Man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Unit No. 5700, in Brentwood Trace Condominiums, Section Two. a Horizontal Property Regime. located on Fox Ridge Drive and Stone Brook Drive. Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, Section Two, recorded in Book 5200, Pages 376 and 377, Register's Office for Davidson County, Tennessee. and described in a Master Deed recorded in Book 5818, Page 915, Register's Office for Davidson County. Tennessee, to which reference is here made. The easements, restrictive covenants, condition and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, Section Two. contained in the Master Deed and By-Laws appended thereto, recorded in Book 5818, Page 915, Register's Office for said County, are incorporated in this Deed by reference and made a part hereof the same as though copied herein. Also incorporated herein is amendment to By-Laws in Book 5868, Page 70, Register's Office for said County.

Being the same property conveyed to Christopher Golden, an unmarried man from Chelsea Roberson F/K/A Chelsea Smith, married and James Darryl Smith, a married

man, by Warranty Deed dated 06/21/2018 and recorded 06/22/2018 in Instrument No. 20180622-0060492, Register's Office of said County.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of December, 2021.

_____(SEAL)
Christopher Golden

_____(SEAL)
Sanny V. Golden

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of December, 2021, before me personally appeared Christopher Golden and Sanny V. Golden, 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 16th day of December, 2021.

_____
Notary Signature
My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Christopher Golden

Sanny V. Golden

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 16th day of December, 2021.

Notary Signature
My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/16/21 (date of document).

Jennifer L. Pennell

12/16/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16 day of December, 2021.

Katherine Warren
Notary's Signature

My Commission Expires: 4/13/22

Notary's Seal

