Karen Johnson Davidson County
Batch# 836257 DEEDWARR
04/08/2022 08:12:09 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50
20220408-0040774

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00. Karen Boswell Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2022. Stacey Denson Palmer Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/03/2025 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-22-037

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Richard Carlson and Kathleen Carlson	Richard Carlson and Kathleen Carlson	104-04-0E-609.00 CO
(NAME)	(NAME)	
344 Perrine Blvd	344 Perrine Blvd	
(ADDRESS)	(ADDRESS)	
Manasquan NJ 08736	Manasquan NJ 08736	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Fifteen Thousand And No/100 Dollars ($515,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ALEXANDRA CLAIRE BRITO, A SINGLE WOMAN AND RONALD EDWARD BRITO AND LISA DANIELLE BRITO, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD CARLSON AND KATHLEEN CARLSON, HUSBAND AND WIFE**, 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 No. 609, together with Parking Space Number 11, on the Horizontal Property Regime for 1101 Eighteenth Avenue, as recorded in the Master Deed of record in Instrument No. 20060807-0096688 and re-recorded in Instrument No. 20060817-0101760 and amended

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0VRBS-22-1101 609

in Instrument No. 20090624-0058837, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to ALEXANDRA CLAIRE BRITO, A SINGLE WOMAN AND RONALD EDWARD BRITO AND LISA DANIELLE BRITO, HUSBAND AND WIFE, AS TENANTS IN COMMON RIGHT OF SURVIVORSHIP, by deed from LISA YOUNGCLAUS, UNMARRIED, of record in Instrument No. 20180601-0052628, dated May 29, 2018, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1101 18th Avenue South, Unit 609, Nashville, TN 37212
(House No.) (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.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 30th day of MARCH, 2022.

Alexandra Claire Brito
Alexandra Claire Brito

Lisa Danielle Brito
Lisa Danielle Brito

Ronald Edward Brito
Ronald Edward Brito

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Thomas Vorholt II, a Notary Public for the aforementioned county and State, do hereby certify that Alexandra Claire Brito, Lisa Danielle Brito, and Ronald Edward Brito personally appeared before me this day and acknowledged the due execution of the foregoing instrument as his free act and deed.

Witness my hand and official seal, this the 30th of MARCH, 2022.

Notary Public
My Commission Expires: 7.9.2024

(SEAL)

