Karen Johnson Davidson County
Batch# 884225 DEEDWARR
07/05/2022 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20220705-0077456

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: QTN-8746-2022

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $290,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of June, 2022.

NOTARY PUBLIC

My commission expires: 3/22/26

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William O. Dysart 348 Red Feather Lane Brentwood, TN 37027	New Owner	131-05-0B-212-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY THOUSAND AND 00/100 Dollars ($290,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DOUGLAS K. KILARSKI, A SINGLE MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **WILLIAM O. DYSART, A SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Unit No. 212 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to each of said units, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, as amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Douglas K. Kilarski, a single man from C. Turney Stevens, Jr. and Alice Stevens, Trustees of The Turney & Jeanne Stevens Family Trust dated December 20, 2012, by Warranty Deed dated 11/13/2020 and recorded 11/17/2020 in Instrument No. 20201117-0135371, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X improved property, known as: 212 Summit Ridge Drive, Nashville, TN 37215

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 30 day of June, 2022

GRANTOR(S)

Douglas K. Kilarski

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Douglas K. Kilarski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30 day of June, 2022.

Notary Public

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

Printed Notary Name

My commission expires: 11/16/22

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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/30/22 (date of document).

Jennifer L. Pennell

7/5/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5 day of July, 2022.

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026