Karen Johnson Davidson County
Batch# 901412 DEEDWARR
08/10/2022 10:45:25 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20220810-0090908

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7.9.24
(AFFIX SEAL)

THOMAS VORHOLT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

File No.: TN-22-106

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Cheri Barton and Kimber Barton	Cheri Barton and Kimber Barton	129-15-0A-117.00 CO
(NAME)	(NAME)	
21 Vaughns Gap Rd Unit 117	P.O. Box 50536	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty-Five Thousand And No/100 Dollars ($235,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EK REAL ESTATE SERVICES OF NY, LLC A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHERI BARTON AND KIMBER BARTON, WIFE AND HUSBAND**, 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. 117, on the Horizontal Property Regime for Belle Meade Highlands Condominium, as recorded in the Master Deed of record in Book 7091, page 302 and amended in Instrument No. 20080424-0042111, Instrument No. 20220520-0058927 and Instrument No.20220520-0058928, 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 EK REAL ESTATE SERVICES OF NY, LLC, by deed from KARL AUSTIN FRISCH, UNMARRIED, of record in Instrument No. 20190710-0067090, dated July 3, 2019, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 21 Vaughns Gap Rd Unit 117, Nashville, TN 37205
(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 29th day of July 2022.

EK Real Estate Services of NY, LLC

BY: _____

STATE OF Florida

COUNTY OF Pinellas

Before me, of the state and county mentioned, personally appeared Michael Defrancesco, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Agent of EK Real Estate Services of NY, LLC, the within named bargainor, a corporation, and that such president or officer as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Authorized Signer.

Witness my hand and seal, at office this 29th day of 2022.

Randi Meyer
Notary Public
My Commission Expires: 06/25/2024

RANDI MEYER
Notary Public - State of Florida
Commission # HH 014934
My Comm. Expires Jun 25, 2024
Bonded through National Notary Assn.