WARRANTY DEED

Karen Johnson Davidson County
Batch# 936854 DEEDWARR
11/02/2022 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20221102-0118274

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2022

Notary Public

MY COMMISSION EXPIRES: 8/15/2026

(AFFIX SEAL)

VICTORIA CAMARENA
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Drew Daniel Bartok Jessica Nicole Bartok	New Owner	081-12-0U-002.00
(NAME)	(NAME)	
1536 Arthur Ave		
(ADDRESS)	(ADDRESS)	
Nashville , TN 37208		
(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, Al L. Gregory and spouse, Matthew T. Sturgill, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica Nicole Bartok and husband, Drew Daniel Bartok,** 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 situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for The Arthur Avenue Townhomes, A Horizontal Property Regime with Private Elements, of record at Instrument No. 20141009-0093852 and amended at Instrument No. 20141015-0095266 and Instrument No. 20150911-0092656 and Ratification Agreement to First Amendment in Instrument No. 20210721-0098117, in the Register's Office for Davidson County, Tennessee, with Plat attached at "Exhibit B" for a more particular description of said property.

Being the same property conveyed to Al L. Gregory and spouse, Matthew T. Sturgill, by Warranty Deed from Arthur Avenue LLC, a Tennessee Limited Liability Company, dated January 21, 2016, of record in Instrument No. 20160127-0007969, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1536 Arthur Avenue, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Restrictions of record in Instrument No. 20141009-0093852, amended in Instrument No. 20141015-0095266; Instrument No. 20150911-0092656; and Ratification Agreement to First Amendment of record in Instrument No. 20210721-0098117; **all of record in the Register's Office for Davidson County, Tennessee.**

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 hand this 28th day of October, 2022.

Al L. Gregory by Bryan D. Spicer
Attorney in Fact

Matthew Tobias Sturgill Gregory by Bryan D. Spicer
Attorney in Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Bryan D. Spicer as Attorney in Fact for Al L. Gregory and Matthew Tobias Sturgill Gregory, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 28th day of October, 2022.

Notary Public
My Commission Expires: 11.20.2024

File No.: 36940

Certificate of Authenticity

I, Joshua A. Terry, 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 10/28/2022.

Affiant Signature

11/01/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/01/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON