Karen Johnson Davidson County
Batch# 938436 DEEDWARR
11/07/2022 10:17:23 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20221107-0119444

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

G#36303-2

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$280,000.00.**

Katie Bradley
Affiant

Subscribed and sworn to before me, this the 4th day of November, 2022.

Notary Public

My commission expires: _____
(AFFIX SEAL)

VIRGINIA ROSE JARLAIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Hayden Morgan		**160 14 0 D 030 00 CO**
5758 Stone Brook Drive	**NEW OWNER**	
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

David Skorupski, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hayden Morgan, unmarried

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 5758 of the Brentwood Trace Condominiums, Section II, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Brentwood Trace, Section Two, Condominiums, of record in Book 5818, Page 915, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5818, Page 925, and as amended in Book 5868, Page 70, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Brentwood Trace Condominiums, Section II, of record in Book 5200, Pages 376 and 377, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to David Skorupski, by Warranty Deed from Jason M. Johnson and wife, Daphne Johnson, of record in Instrument No. 20020702-0079404, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of David Skorupski, pursuant to a Limited Power of Attorney executed by him on the 25th day of October, 2022, of record in Instrument No. 20221107-0119443 **, Register's Office for Davidson County, Tennessee.**

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 5200, Pages 376 and 377, Register's Office for Davidson County, Tennessee;

2) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code

Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens. assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of the Brentwood Trace, Section Two, Condominiums, of record in Book 5818, Page 915, Register's Office for Davidson County, Tennessee;

3) By-Laws of Brentwood Trace, Section Two, Homeowners Association, Inc., of record in Book 5818, Page 925, and as amended in Book 5868, Page 70, Register's Office for Davidson County, Tennessee; and,

4) Taxes for the current year which have been prorated between the parties and paid by the Grantor herein and the Grantee assumes any subsequent years property taxes, not yet due and payable.

This is improved property, known as: **5758 Stone Brook Drive, Brentwood, TN 37027**.

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 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/our hand(s) this **4th** day of **November, 2022.**

David Skorupski By Mike Boyd as Attorney-in-Fact

David Skorupski By Mike Boyd, as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Mike Boyd,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **David Skorupski,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **David Skorupski** for the purpose therein contained, by signing the name of **David Skorupski** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **4th** day of **November, 2022.**

Katherine Goodson

Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: Jan. 3, 2023