RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1024728 DEEDWARR
07/11/2023 09 51 13 AM 2 pgs
Fees $13 00 Taxes $1,480 00

20230711-0052895

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES 11/2/2026

(AFFIX SEAL)

CHRISTINA HIGGINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11/2/2026

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Bennett Braaksma	New Owner	
(NAME)	(NAME)	117-07-0J-021 00
2055 Lombrady Avenue #2055		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, I, **JOSEPHINE D. BARRINGER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENNETT BRAAKSMAK, AN UNMARRIED MAN,** 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.

Located in Davidson County, Tennessee and being more particularly described as follows: Unit 2055 of the Kingsbridge Condominiums, a horizontal property regime established pursuant to a Master Deed of record in Book 7105, Page 777 as amended in Book 7457, Page 15, in the Register's Office for Davidson County, Tennessee, including without limitations the By-Laws appended thereto of record in Book 7105, Page 804, in said Register's Office for Davidson County, Tennessee, which instruments are incorporated herein by reference for a more complete description of said. Unit. Together with all of the undivided percentage interest in the Common Elements and all other rights, powers, privileges and interests pertaining to said Unit (as defined in the above-referenced Master Deed as amended).

Being the same property conveyed to Josephine D. Barringer, unmarried, by General Warranty Deed from Sally Shymkiw and Lisa Ramsay Cole of record in Instrument No. 20160519-0050056 Register's Office for Davidson County, Tennessee, dated May 18, 2016.

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

unimproved
This is improved x property, known as 2055 Lombrady Avenue #2055, Nashville, TN 37215
(House Number) (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.

Witness my hand this 7th day of July, 2023

JOSEPHINE D BARRINGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Josephine D. Barringer, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of July, 2023

Commission expires.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Notary Public