Karen Johnson Davidson County
Batch# 1052402 DEEDWARR
09/21/2023 09 31 01 AM 2 pgs
Fees $13 00 Taxes $1,480 00
20230921-0074155

WARRANTY DEED

File No 2023-0288

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

Subscribed and sworn to before me on SEPTEMBER 19th 2023

Hillary Torrence
NOTARY PUBLIC
MY COMMISSION EXPIRES
12/16/2024

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP - PARCEL NO
PETRO PROPERTIES LLC 137 Bell Harbor Drive Hendersonville, TN 37075	New Owner	142-04-0B-005 00

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TODD KORNBLIT AND WIFE, JENNIFER S. KORNBLIT**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **PETRO PROPERTIES LLC**, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Unit No A-5, Buildings A, B, & C, Bellevue Office Park Condominiums, as of record in Book 5800, page 177, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Buildings A, B, & C, Bellevue Office Park Condominiums, a horizontal property regime established by Master Deed of record Book 6040, page 701, amended in Book 6147, page 689, Register's Office

Being the same property conveyed to TODD KORNBLIT AND WIFE, JENNIFER S. KORNBLIT, by deed from AMERICAN LIBERTY MORTGAGE GROUP, INC , A TENNESSEE CORPORATION, of record in Instrument No 20071101-0128889, dated October 25, 2007, said Register's Office

The conveyance of the above-described parcel of land is subject to the following

1. The current year's property taxes have been prorated and paid or are assumed by Grantee, Subsequent taxes are assumed by the Grantee, including rollback taxes, if any
2 Easements, setback lines, and all other matters as set forth on the above plan of record
3 Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises

This is Improved property known as 157 Belle Forest Circle, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands on this 16th day of September, 2023

Grantors:

Todd Kornblit

Jennifer S. Kornblit

STATE OF FLORIDA

COUNTY OF Miami-Dade

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Todd Kornblit and Jennifer S Kornblit, the within named bargainors, 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, at office, this 16 day of September, 2023

Notary Public

My Commission expires 3/13/~~2023~~ 2025

JUDITH FRANCIES LEIST
Notary Public - State of Florida
Commission # HH 082448
My Comm Expires Mar 13, 2025