Karen Johnson Davidson County
Batch# 1068429 DEEDWARR
11/03/2023 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20231103-0086228

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20238728 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$340,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 19 day of October, 2023. Notary Public My Commission Expires:

ELIZABETH LEVSEN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 11-27-2023

WARRANTY DEED

THIS INDENTURE, made this 23 day of October, 2023, among:

JOSH A. DRUMMOND AND ERIN DRUMMOND, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ISAAC HOLMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A certain condominium located in Davidson County, Tennessee, being Unit No. 103, of Burkitt Commons Stacked Flats (within Lot 76), a Condominium Development established under the Declaration of Covenants, Conditions and Restrictions establishing Burkitt Commons Stacked Flats, a Condominium Development of record in Instrument No. 20210826-0115544, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof, said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements as set forth in Exhibit "D" to said Declaration.

Being the same property conveyed to Josh A. Drummond and Erin Drummond, husband and wife by deed from Regent Homes, LLC, a Tennessee limited liability company, dated March 2, 2022, of record in Instrument No. 20220303-0024537, Register's Office for Davidson County, Tennessee.

This property being known as 1011 Vida Way, #103, Nolensville, TN 37135.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Josh A. Drummond

Erin Drummond

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Josh A. Drummond and Erin Drummond**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of October, 2023.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: Isaac Holman
Address: 1011 Vida Way # 103
City, State, Zip: Nolensville, TN 37135

Responsible Party For Taxes:

Name: Primis Mortgage
Address: 1133 Ocean Ave.
City, State, Zip: Lakewood, NJ 08701

Tax ID: 186-3B-007.00

Tennessee Certification of Electronic Document

I, Damien T Baldwin, 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 October 23, 2023.

Affiant Signature

Date: October 23, 2023

State of TENNESSEE

County of Davidson

Sworn to and subscribed before me this October 23, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/27/23

NOTARY'S SEAL

