Karen Johnson Davidson County
Batch# 1147299 DEEDWARR
06/14/2024 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240614-0044694

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-3315-SL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $299,999.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 12th day of June, 2024.

Brooke Hicks
Notary Public
My Commission Expires: 5-9-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Kuhl and Joann Kuhl 625 Bradbum Village Circle Antioch, TN 37013	united wholesale Mortgage, LLC 700 south Blvd. East pontiac, MI 48341	164-06-0B-105.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Dmitriy D. Carrigan, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael Kuhl, an unmarried man, and Joann Kuhl, an unmarried woman, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being all of Unit No. 62, on the plan of the Townhomes of Bradbum Village, Phase 3B, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bradbum Village, of record in Instrument Number 20180226-0017976, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Dmitriy D. Carrigan, a single man and Jennifer Stanford, a single woman as joint tenants by Warranty Deed from Ole South Properties Inc, a Tennessee corporation of record in Instrument No. 20190125-0007468 Register's Office for Davidson County, Tennessee, dated January 17, 2019 and recorded on January 25, 2019.

Being the same property conveyed to Dmitriy D. Carrigan, a single man by Quitclaim Deed from Dmitriy D. Carrigan, a single man, and Jennifer Stanford, a single woman as joint tenants of record in Instrument No. 20200207-0014439 Register's Office for Davidson County, Tennessee, dated February 05, 2020 and recorded on February 07, 2020.

Ashton Carrigan joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **625 Bradburn Village Circle, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of June, 2024.

GRANTOR:

Dmitriy D. Carrigan.

Ashton Carrigan

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dmitriy D. Carrigan and Ashton Carrigan, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of June, 2024.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

202406140044694

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **June 12, 2024**.

Affiant Signature

June 14, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 14th day of June, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25

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