Box 14

37416-8

Karen Johnson Davidson County
Batch # 1180341 DEEDWARR
09/11/2024 10:05:24 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20240911-0070033

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of September, 2024.

Notary Public

My commission expires: 10/20/2026

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Iddo Salton and Daphna Meroz	**United Wholesale Mortgage, LLC**	**181-14-0A-077-00CO**
2235 Avery Valley Drive	**PO Box 11733**	
Franklin, TN 37067	**Newark, NJ 07101**	

FOR AND IN 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, WE,

Kyle M. Brawner and Cristin F. Brawner, husband and wife

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

Iddo Salton and Daphna Meroz, husband and wife

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:

Land in Davidson County, Tennessee, being Unit No. 77 on the Plan of The Villas at Concord Place, Phase 2, a Horizontal Property Regime With Private Elements as shown in Exhibit "A-1" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20050922-0114218, amended and supplemented in Instrument No. 20060328-0035297, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the property conveyed to Cristin F. Brawner and Kyle M. Brawner, wife and husband, by deed from Christopher Purdy, unmarried man, of record in Instrument No. 20200714-0076891, Register's Office for Davidson County, Tennessee, dated July 10, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Restrictive covenants contained in an instrument of record in Instrument No. 20050922-0114218, amended and supplemented in Instrument No. 20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20060731-0092350, Instrument No. 20061228-0160255, Instrument No. 20070130-0012170, Instrument No. 20071213-0143550, Instrument No. 20071129-0138690, Instrument No. 20080226-0018882 and Instrument No. 20080318-0027346, Register's Office for Davidson County, Tennessee.
c. Utility and Drainage Easement of record in Instrument No. 20051219-0151953, in the Register's Office for Davidson County, Tennessee.
d. Sewer Easement of record in Instrument No. 20071023-0125249, in the Register's Office for Davidson County, Tennessee.
e. Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20070509-0055790, in the Register's Office for Davidson County, Tennessee.
f. Public Utility and Drainage Easement of record in Instrument No. 20051219-0151953, in the Register's Office for Davidson County, Tennessee.
g. Charter for Homeowners Association of record in Instrument No. 20081219-0121383, in the Register's Office for Davidson County, Tennessee.

h. Storm Water Detention Agreement of record in Instrument No. 20050505-0050659, in the Register's Office for Davidson County, Tennessee.
i. Deed of common areas to Homeowners Association of record in Instrument No. 20051031-0130768, Instrument No. 20071017-0123091, Instrument No. 20071017-0123089, Instrument No. 20071017-0123090, in the Register's Office for Davidson County, Tennessee.
j. Reciprocal Easement Agreement of record in Instrument No. 20050415-0042176, in the Register's Office for Davidson County, Tennessee.
k. Subject to rights of others in and to common areas/elements.
l. Subject to lien for special assessment contained in DCCR's/Master Deed.
m. Subject to HOA dues- if any.
n. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 8265 Rossi Road, 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 9th day of September, 2024.

Kyle M. Brawner

Cristin F. Brawner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Kyle M. Brawner and Cristin F. Brawner,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of September, 2024.

Notary Signature
My commission expires:

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

File #: 24-324
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027