WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF September, 2024.

Notary Public
MY COMMISSION EXPIRES: 10/16/24

Karen Johnson Davidson County
Batch# 1186646 DEEDWARR
09/26/2024 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,213.60
20240926-0074640

File #24-PA-4848-P

TIARRA GRAYMAN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Cronin and Katherine Thronson	**New Owner**	
(NAME)	(NAME)	**161 09 0A 084.00**
4848 Bevendean Drive, Unit 2		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

WIDICK PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

WILLIAM CRONIN, A SINGLE MAN AND KATHERINE AUNDREA THRONSON, A SINGLE WOMAN, AS TENANTS IN COMMON,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit D-2 as set forth in the Master Deed establishing Brighton Village, Phase 6, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated Title 66, Chapter 27, Section 101, et seq., as amended of record in Instrument No. 20080117-0005582, as amended by First Amendment to Master Deed of record in Instrument No. 20080808-0081965 and corrected in Instrument No. 20110520-0038914, in the Register's Office for Davidson County, Tennessee; said Unit also being shown as part of Exhibit's "E" and "A" to said Master Deeds, as amended.

Being the same property conveyed to Widick Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Matthew Widick, unmarried, of record in Instrument No. 20160615-0060667, in the Register's Office of Davidson County, Tennessee, dated June 13, 2016 and recorded on June 15, 2016.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Brighton Village Condominium of record in Instrument No. 20080117-0005582, as amended by instrument(s) of record in Instrument No. 20080808-0081965 and corrected in Instrument No. 20110520-0038914; also subject to easements, rights and interests 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 building thereon.

*Easement recorded in Book 7233, Page 438 and corrected in Book 7416, Page 47.

*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7520, Page 908.

*Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20061027-0133575 and Instrument No. 20071121-0136402.

*Agreements regarding sewage soil absorption system as set forth in instrument recorded in Book 7230, Page 136 and Book 7230, Page 137.

*Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20061027- 0133549 and Instrument No. 20071121-0136366.

*Property Modifications recorded in Instrument No. 20071128-0137905.

*Matters shown on Boundary & Topographic Survey of the Zachary Rucker, Sr. Property by Horton and Associates, Inc., Jeffrey K. Kimbro, Tenn. R.L.S. No 1765, last revised March 1, 2004, including a 20 ft. wide sanitary sewer easement crossing the subject property along Edmondson Pike, and encroachment by a rock wall and concrete driveway onto adjoining property to the South.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 4848 Bevendean Drive, Unit 2, Nashville, TN 37211.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 18th day of September, 2024.

Widick Properties LLC, a Tennessee Limited Liability Company

By: _____
Reginald Widick, Member

By: _____
Deborah Widick, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county mentioned, personally appeared Reginald Widick and Deborah Widick, Members of Widick Properties LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and Member of Widick Properties LLC, the within named bargainor, a Limited Liability Company, and that such Reginald Widick and Deborah Widick, Members of Widick Properties LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in ~~NASHVILLE~~, this 18th day of September, 2024.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Certificate of Authenticity

I, Joshua A. Terry, 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 9/18/24.

Affiant Signature – Joshua A. Terry

9/24/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/24/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27