Name and Address of New Owner:
Jurgen Skenderas
739 Tulip Grove Road
APT 303
Hermitage, TN 37076

Send Tax Bills To:
Jurgen Skenderas
739 Tulip Grove Road
APT 303
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 1232784 DEEDWARR
02/03/2025 08:44:30 AM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20250203-0007735

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 075-12-0C-026-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Stephanie A. Middlebrook, single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jurgen Skenderas, single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain condominium apartment in Davidson, Tennessee, being Unit 303, Building 3, on the Plan of Phase Two, Brookside Park Townhomes, a Tennessee Horizontal Property with Private Elements as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, of record as instrument No. 20001010-0100359, Register's Office for County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in the Declaration of Covenants, Conditions and Restrictions for Brookside Park Townhomes of record in Book 11653, Page 251, as amended in Instrument Number 20000718-0070532, supplemented in Instrument Number 20010212-0013362 and further amended in Instrument Number 20191002-0100735, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for proper identification.

Being the same property conveyed to Stephanie A. Middlebrook, single woman by Warranty Deed dated December 20, 2021, from Caren Root, single woman, recorded

December 22, 2021, in Instrument Number 20211222-0169284, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 739 Tulip Grove Road, Hermitage, TN, 37076

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of January, 2025.

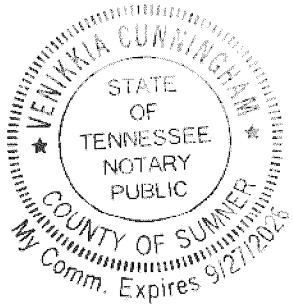
(SEAL)
Stephanie A. Middlebrook

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 31st day of January, 2025, before me personally appeared Stephanie A. Middlebrook, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of January, 2025.

Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $315,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 31st day of January, 2025.

Notary Signature
My commission expires:

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

Certificate of Authenticity

I, Drusilla Bryant, 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 1-31-25.

Drusilla Bryant
Affiant Signature

1-31-25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31st day of Jan, 25.

Notary's Signature

My Commission Expires: _____

Notary's Seal

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026