WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VJ 25020026

Karen Johnson Davidson County
Batch # 1243891 DEEDWARR
03/06/2025 10 16 17 AM 2 pgs
Fees $13 00 Taxes $1,165 50

20250306-0016868

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000 00

Kali Horman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MARCH, 2025

Gail C Vincent
Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

GAIL C VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Kali Horman	Same	161 09 0A 118 00
(NAME)	(NAME)	
4847 Bevendean Dr #F8		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ilana Simons, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Kali Horman, a single woman**, hereinafter called the Grantee, her 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. F-8 as set forth on Exhibit "E" to the Master Deed Establishing Brighton Village, Phase 8, 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 , of record as Instrument No 20080117-0005582, as amended by Exhibit "A" to the First Amendment to the Master Deed establishing Brighton Village, of record as Instrument No 20080808-0081965 in the Register's Office for Davidson County, Tennessee, and as corrected by Exhibit "A" to the Instrument of Correction of record as Instrument No 20110520-0038914 in said Register's Office

Being the same property conveyed to Ilana Simons, an unmarried woman from Casey L Ulrich, unmarried by Warranty Deed dated July 31, 2019 and recorded on February 1, 2019 in Instrument No 20190201-0009686, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations

This is improved property, known as 4847 Bevendean Dr #F8, 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, her heirs and assigns forever, and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 hand this 5th day of March, 2025

Ilana Simons by Deanne Nelson Attorney In Fact
Ilana Simons by Deanne Nelson, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Deanne Nelson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ilana Simons, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Ilana Simons, for the purposes therein contained

Witness my hand and official seal, this the 5th day of March, 2025

Notary Public

My Commission Expires 6-21-25

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY