Karen Johnson Davidson County
Batch# 1246334 DEEDWARR
03/14/2025 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20250314-0019006

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th day of March, 2025.

(Affix Seal) Notary Public

My Commission Expires:

CASSIE ANNE STARLING NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-19-2025

2025-02-2549

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Eliza Braykovich and Adam Santoroski 510 Basswood Avenue #10 Nashville, TN 37209	NEW OWNER	Map/Parcel 090-11-0B-010.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cayman Wood, unmarried, and Carolyn Johnson, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Eliza Braykovich, an unmarried woman, and Adam Santoroski, an unmarried man, as joint tenants with right of survivorship**, hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 10 of River Breeze Garden Townhomes, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing River Breeze Garden Townhomes of record in Instrument Number 20030207-0017550, as amended in Instrument Number 20030618-0084385, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the ByLaws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Cayman Wood, unmarried and Carolyn Johnson, unmarried, as joint tenants with right of survivorship by Warranty Deed from Sarah E. Schubert n/k/a Sarah E. Young, married of record in Instrument No. 20220331-0037175 Register's Office for Davidson County, Tennessee, dated March 18, 2022 and recorded on March 31, 2022.

This conveyance is subject to the following: Davidson County property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 510 Basswood Avenue, #10, Nashville, TN 37209.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 10 day March, 2025.

Cayman Wood

Carolyn Johnson

STATE OF Florida
COUNTY OF Seminole

By means of Physical Presence

On this 10 day of March, 2025, before me personally appeared Cayman Wood and Carolyn Johnson, 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 10 day of March, 2025.

Notary Signature Cynthia D Capps
My commission expires: 5-23-28

CYNTHIA D CAPPS
Notary Public - State of Florida
Commission # HH 526685
My Comm. Expires May 23, 2028
Bonded through National Notary Assn.

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 3.10.25.

Date

Affiant Signature

3.12.25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of March, 2025

Notary's Signature

My Commission Expires: 6-27-26

Date

Notary's Seal

