Name and Address of New Owner:
Adrian Gabriel Cadar and Dara Sophia Rosenkrantz Cadar
572 Watsonwood Drive
Nashville, TN 37211

Send Tax Bills To:
SAME AS ABOVE

Karen Johnson Davidson County
Batch# 1268365 DEEDWARR
05/02/2025 03:40:30 PM 4 pgs
Fees: $23.00 Taxes: $1,998.00
20250502-0034303

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 147-15-0D-001-00

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, **Benjamin Brinton, and Sarah Brinton FKA Sarah Hecht, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dara Sophia Rosenkrantz Cadar and Adrian Gabriel Cadar, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

The following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A, of The Plan of Declaration of Protective Covenants Conditions and Restrictions for 570 Watsonwood Townhomes, a Townhomes Planned Unit Development, a Horizontal Property Regime with private elements, as shown on Exhibit "B" of record as Instrument No. 20180712-0067683, and revised in Instrument No. 201 80726-0073109 and Instrument No. 20181016- 0102258, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Benjamin Brinton, an unmarried man and Sarah Hecht, an unmarried woman, joint tenants with right of survivorship, by Warranty Deed dated January 5, 2021 from Michael Nicholas Meskel and Michelle Meskel, husband and wife, recorded January 6, 2021 in Instrument No. 20210106-0002754 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 1st day of May, 2025.

_____(SEAL)
Benjamin Brinton

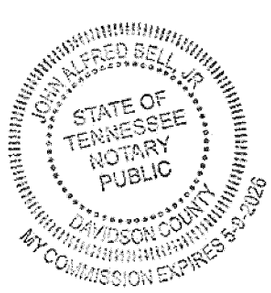
_____(SEAL)
Sarah Brinton FKA Sarah Hecht

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of May, 2025, before me personally appeared Benjamin Brinton, Sarah Brinton, 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 1st day of May, 2025.

_____
Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

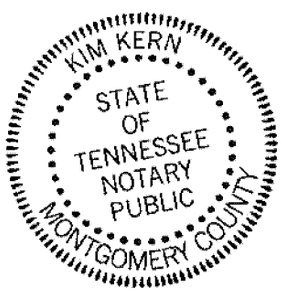
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $540,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
1st day of May, 2025.

Notary Public
My commission expires: 7/15/26
File No. 2025-7648-MA



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 5/1/2025.

Affiant Signature – Joshua A. Terry

5/2/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/2/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-29