THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251052591

Karen Johnson Davidson County
Batch # 1350022 DEEDWARR
11/24/2025 10 35 39 AM 2 pgs
Fees $13 00 Taxes $1,073 00
20251124-0093546

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $290,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of November, 2025.

Notary Public
My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cindy G. Campbell 4846 Bevendean Drive C4 Nashville TN 37211	New Owner	Tax Parcel ID No. 161 09 0A 072.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Alexander Kardokus, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cindy G. Campbell, an unmarried woman,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. C-4 as set forth in the Master Deed Establishing BRIGHTON VILLAGE, PHASE 5, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section WI, et seq., as amended, of record as Instrument No. 20080117-0005582 as amended by First Amendment to Master Deed of record as 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 "A" to said First Amendment to the Master Deed.

Being the same property conveyed to David Alexander Kardokus, a single man, by Warranty Deed from Sherry Ann Tillman and Joe L. Tillman, wife and husband, of record in Instrument no. 20190920-0095726, in the Register's Office of Davidson County, Tennessee, dated September 17, 2019 and recorded on September 20, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

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 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. Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument no. 20080603-0056582.

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 in Instrument no. 20071121-0136402.

Easement recorded in Book 7230, Page 136; Book 7230, Page 137; Book 7233, Page 438 and in Book 7416, Page 47.

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

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

This is improved property located at 4846 Bevendean Drive C4 Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of November, 2025.

David Alexander Kardokus

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Alexander Kardokus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of November, 2025.

Notary Public
My Commission Expires:

