Karen Johnson Davidson County
Batch# 1388520 DEEDWARR
03/04/2026 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,087.43
20260304-0017497

Prepared by:
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SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $293,900.00

Affiant

Subscribed and sworn to before me this 3 **day of March, 2026.**

Notary Public
My commission expires: 3-20-28

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Joseph Ferdelman 5720 Stone Brook Dr. Brentwood, TN 37027	New Owner	160-14-0D-011-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Mark Srouji and Whitney Srouji, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Joseph Ferdelman, an unmarried man** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 5720 in Brentwood Trace Condominiums, Section Two, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the Plat of Brentwood Trace Condominiums, Section Two, recorded in Book 5200, Pages 376 and 377, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5818, Page 915, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, Section Two, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5818, Page 915, Register's Office for said County, are incorporated by reference and made a part hereof, the same as though copied herein, including an amendment to By-Laws of record in Book 5868, Page 70 in said Register's Office.

Being the same property conveyed to Mark Srouji by deed from Allen Wright

Speake of record in Instrument No. 20021003-0120949, Register's Office for Davidson County, Tennessee, and dated September 26, 2002.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of Brentwood Trace Condominiums of record in Book 5200 Pages 376 and 377 Register's Office for Davidson County, Tennessee.

3. Subject to the Master Deed, recorded in Book 5818, Page 915 in the official records of the Davidson County Register of Deeds.

4. By-Laws of record in Book 5868 Page 70 Register's Office for Davidson County, Tennessee.

This property is improved property known as 5720 Stone Brook Drive, Brentwood, TN 37027

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 3rd day of March, 2026.

Mark Srouji

Whitney Srouji, who joins in this conveyance to waive any marital interest that she may have in this property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of March, 2026, before me personally appeared Mark Srouji and Whitney Srouji, 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 3rd day of March, 2026.

Notary Signature
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 3/3/26. (date of document).

Affiant Signature

3/4/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

