Karen Johnson Davidson County
Batch# 276632 DEEDWARR
08/27/2019 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $525.40
20190827-0085944

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Debbie Lester
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of AUGUST 2019.

Notary Public

MY COMMISSION EXPIRES: 5.2.22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jaron M. Marlow	CrossCountry Mortgage, Inc.	136030A06400CO
(NAME)	(NAME)	
4000 Anderson Road, Unit 64	6850 Miller Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Brecksville, OH 44141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **John W. Kovolyan II, an unmarried man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jaron M. Marlow, a single man,** hereinafter called the GRANTEE(S), his/her/their 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 all of Townhouse No. 64 and Building 11, on the plan of Phase 1, Condominium Townhouses, Priest Lake Park, of record in Plat Book 4460, Page 88, as established by Master Deed of Priest Lake Park Condominium Townhouses recorded in Book 4651, Page 412, Clarification of Master Deed of Priest Lake Park Condominium Townhouses recorded Book 4943, Page 692 and amended to Master Deed recorded in Book 5189, Page 671, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John W. Kovolyan, II, an unmarried man by Warranty Deed from Joddy Kalei Lam and Dianne Sue Lam, dated 04/19/2017, and Recorded 04/27/2017 of record in Instrument No. 20170427-0041384, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 4460, Page 88, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Book 4651, Page 412, Clarification of Master Deed of record in Book 4943, Page 692, Charter and Articles of Incorporation of Priest Lake Park Condominiums, Inc., of record in Book 4944, Page 115 and Exhibit IV to Master Deed of Priest Lake Park Condominiums Townhouse Priest Lake Park Condominium, Inc., of record in Book 5189, Page 671, Register's Office for Davidson County, Tennessee.
Amended and Restated Rules & Regulations of record in Book 7679, Page 173, Book 9089, Page 757, 9507, Page 606, Book 9927, Page 75, Instrument No. 20011025-0116633, Instrument No. 20050621-0071262, Instrument 20060228-0022872, Instrument No. 20150709-0066742 and Amendment No. 1 to the Rules and Regulations of record in Book 8115, Page 849, in the Register's Office for Davidson County, Tennessee.

Reinstated Homeowner Repair Responsibility List of record in Instrument No. 20060228-0022873, in the Register's Office for Davidson County, Tennessee.
By-Laws of record in Book 5083, Page 417 and Second Amended and Restated By-Laws of record in Book 8115, Page 838, Register's Office for Davidson County, Tennessee.
Amendment No. 1 to Amended and Restated Bylaws of Priest Lake Park Condominium Homeoweners Association of record in Book 9089, page 765, Register's Office for Davidson County, Tennessee.
Amendment No. 2 to Amended and Reinstated Bylaws of the Priest Lake Condominium Homeowners Association of record in Instrument No. 20050817-0097909, Register's Office for Davidson County, Tennessee.
Boundary Plat of record in Book 4460, Page 79, Register's Office for Davidson County, Tennessee.
Addition to PLPC Rules and Regulations of record in Instrument No. 20161205-0127268, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4000 Anderson Road, Unit 64, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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 23rd day of August 2019.

* John W. Kovolyan II

State of Ohio
County of Portage

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Kovolyan II, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this .

Notary Public:
My Commission Expires: 4-24-2021

DENNIS MOATS - NOTARY PUBLIC
COMM EXP. APR 24, 2021
STATE OF OHIO

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.