PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $359,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of February, 2020.

Notary Public

My commission expires: 7-5-21

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson Davidson County
Batch# 357695 DEEDWARRSP
02/13/2020 09:11:43 AM 2 pgs
Fees: $13.00 Taxes: $1,328.30
20200213-0016515

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Rachel Carrigan and Clayton Richardson	New Owner	**090120Q01900CO**
228 Croleywood Lane		**Unit Number TH12**
Nashville, TN 37209		

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, WE,

Charlotte Parkside, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rachel Carrigan, a single woman and Clayton Richardson, a single man as Joint Tenants with right of survirorship

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit TH12, as established in Declaration of Covenants, Conditions and Restrictions for Charlotte Parkside, a Horizontal Property Regime with Private Elements of record at Instrument No. 20161011-0107421, as amended in Instrument No. 20161017-0109431 and in Instrument No. 20180130-0009606, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Q&A Holdings, G.P., a Tennessee general partnership by deed from Sandra Goodson Watts, Trustee of the Goodson Family Trust U/A dated July 22,2014, of record in Instrument No. 20150527-0048563, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Q&A Holdings, G.P., a Tennessee general partnership by quitclaim deed from Sandra Goodson Watts, Trustee of the Goodson Family Trust U/A dated July 22,2014, of record in Instrument No. 20150720-0070745, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Charlotte Parkside, Inc., a Tennessee corporation by quitclaim deed from Q&A Holdings, G.P., a Tennessee general partnership, of record in Instrument No. 20160908-0094810 recorded September 8, 2016, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) real estate taxes and any other taxes or assessments for the year of the closing and subsequent years; (2) all conditions, covenants, restrictions, agreements, easements and planning documents of record; and (3) existing zoning ordinances or other governmental regulations.

This is improved (X) unimproved (_) property known as 228 Croleywood Lane, 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(S), their heirs and 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), their heirs and assigns, against the lawful claims of all persons claiming the same by, through, or under the GRANTOR but no further or otherwise. 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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF 12th day of February, 2020:

Charlotte Parkside, Inc., a Tennessee corporation

Nick Adler, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Nick Adler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be President of Charlotte Parkside, Inc., a Tennessee Corporation, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 12th day of February, 2020.

My Commission Expires: 5/25/20

Notary Public

20201054DCP0012

