THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 408569 DEEDWARR
06/01/2020 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20200601-0056095

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Andrew V. Chuma and Natalia E. Chuma 227 B Orlando Ave Nashville, TN 37209	Owner	091-14-0A-004.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Emily A. Parks, formerly known as Emily A. Goins, and husband, Tyler Parks**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Andrew V. Chuma and Natalia E. Chuma**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being **Unit No. 227-B** of Orlando Place Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66—27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Orlando Place Condominiums of record in Instrument Number 20020529-0065179, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to Emily A. Goins, unmarried, by Warranty Deed from Ellen T. Appleton- Adkins, married, and Scott W. Appleton, unmarried, of record on June 28, 2016, at Instrument No. 20160628-0065612, Davidson County Register of Deeds. Emily A. Goins is now married to Tyler Parks, is now known as Emily A. Parks. Tyler Parks joins here only to convey any interest he may have by way of marriage.

This property is commonly known as 227 B Orlando Ave, Nashville, TN 37209.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and 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.

Witness our hands, this 22 **day of May, 2020:**

Emily A. Parks, formerly known as Emily A. Goins

Tyler Parks

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Emily A. Parks** and **Tyler Parks,** the bargainors, 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 and official seal, this 22 day of May, 2020:

Notary Public

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$325,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 22nd DAY OF May, 2020:

Notary Public

My Commission Expires:

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022