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|---|---|
| Karen Johnson Davidson County<br>Batch# 425575 DEEDWARRSP<br>06/24/2020 03:50:30 PM 3 pgs<br>Fees: $18.00 Taxes: $1,439.30<br>20200624-0068411 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $389,000.00.<br>Beth Thomas<br>Affiant<br>Subscribed and sworn to before me, this the 19th day of June, 2020.<br>Notary Public<br><br>My commission expires: 5.9.23 |

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

CHRISTINE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# SPECIAL WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Information for Reference Purposes: |
|---|---|---|
| **Daniel Houston Parris III** | CapStar Bank | **090120Q02000CO** |
| **230 Croleywood Lane** | 2002 Richard Jones Rd | **Unit Number** TH13 |
| **Nashville, TN 37209** | Suite 300A<br>Nashville, TN 37215 | |

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

**Daniel Houston Parris III, an unmarried man**

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 TH13, 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, GP, a Tennessee general partnership, by Warranty 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, dated May 22, 2015 and recorded on May 27, 2015, and Quitclaim Deed by Sandra Goodson Watts, Trustee of the Goodson Family Trust U/A dated July 22, 2014 to Q&A Holdings, GP, a Tennessee general partnership, of record in Instrument No. 20150720-0070745, Register's Office for Davidson County, Tennessee, dated May 22, 2015 and recorded on July 20, 2015.

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, 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 230 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 19th day of June, 2020:

**Charlotte Parkside, Inc., a Tennessee corporation**

Nick Adler, President

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**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 19th day of June, 2020.

My Commission Expires: 5/18/24

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20201295DCP0013

**True Copy Certification**

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

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

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023