Karen Johnson Davidson County
Batch# 462891 DEEDWARR
08/24/2020 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20200824-0095636

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED FORTY-FIVE THOUSAND DOLLARS AND NO CENTS ($345,000.00)

Amanda Winkler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF AUGUST, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGORY C COLLINS
NOTARY PUBLIC
TENNESSEE
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES
06-07-2021

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S):
LUCY FISKE PARK ER (NAME)	LUCY F ISK EPARK ER (NAME)	091-06-01.-015.00 CO
1020 Treaty Oaks Drive Nashville, Tennessee 37209 (ADDRESS)	1020 Treaty Oaks Drive Nashville, Tennessee 37209 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 21st day of August, 2020, the undersigned, **MADELYN N. REYNOLDS**, an unmarried woman, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **LUCY FISKE PARKER**, an unmarried woman, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of 1020 Treaty Oaks Drive, Nashville, Tennessee 37209 and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 15, on the Horizontal Property Regime with Private Elements for Treaty Oaks Cottages, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141120-0107174 and amended in Instrument No. 20150113-0003651, Instrument No. 20150814-0081914, Instrument No. 20160922-0099884 and Instrument No. 20160826-0089501, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Madelyn N. Reynolds, an unmarried woman, by Quitclaim Deed, from Steven A. Reynolds, married, of record in Instrument No. 20190225-0016471, dated the 15th day of February, 2019.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 21st day of August, 2020.

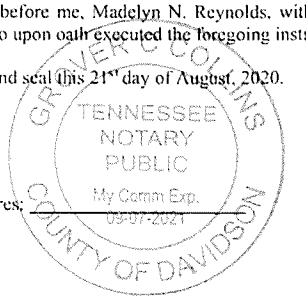
GRANTOR: MADELYN N. REYNOLDS

Madelyn N. Reynolds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, Madelyn N. Reynolds, with whom I am personally acquainted or who provided identification, and who upon oath executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 21st day of August, 2020.



NOTARY PUBLIC

My Commission expires: _____

True Copy Certification

I, Grover Collins, 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, Seth N. Cline, a notary public for this county and state, Grover Collins 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: MARCH 7, 2023
Notary's Seal (if on paper)

