WARRANTY DEED

KENYON J. SALES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 09, 2023

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,370.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2020

Kenyon J. Sales
Notary Public

MY COMMISSION EXPIRES: May 9, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sara Neuss	new Owner	142-02-0-G-303.00 CO
(NAME)	(NAME)	
7483 Highway 70 South, Unit 303		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 533001 DEEDWARR
12/14/2020 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,029.97
20201214-0146964

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Parkside Builders, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sara Neuss, a single woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit 303, Building Two, as shown on Exhibit A-1 of the Supplemental Declaration for Parkvue Condominiums, a Condominium, as of record in Instrument No. 20200622-0066809, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being a portion of the property conveyed to Parkvue Development, LLC, a Tennessee limited liability company, by Special Warranty Deed from Evelyn Wright Ferrell, unmarried, dated March 30, 2018, of record as Instrument No. 20180403-0031141, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to Parkside Builders, LLC, a Tennessee limited liability company, by Quitclaim Deed from Parkvue Development, LLC, a Tennessee limited liability company, dated May 8, 2020, of record as Instrument No. 20200610-0059554, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7483 Highway 70 South, Unit 303, Nashville, TN 37221
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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.

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the map of record in Plat Book 3, page 15, in the Chancery Court for Davidson County, Tennessee and plats of record in Instrument No. 20190125-0007493 and Instrument No. 20190920-0095784; Easements to State of Tennessee of record in Book 6107, page 344; Charter of record in Instrument No. 20190204-0010127; Declaration for Parkvue Condominiums, a Condominium, of record in Instrument No. 20190206-0011432, amended in Instrument No. 20191007-0102592; Collateral Assignments of Declarant Rights of record in Instrument No. 20190206-0011431, Instrument No. 20190206-0011433 and Instrument No 20191122-0120877; Collateral Assignment of Water and Sewer Taps of record in Instrument No. 20200121-0006678; all of record in the Register's Office for Davidson County, Tennessee.

Witness my/our hands this 30th day of November, 2020.

Parkside Builders, LLC

By: Bryan D. Spicer
Its: Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Parkside Builders, LLC and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this 30th day of November, 2020.

Notary Public
My Commission Expires: _____

File No.: 31198

ANGEL R. BERNHARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

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

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY