Karen Johnson Davidson County
Batch# 539552 DEEDWARR
12/21/2020 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20201221-0151314

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131454**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $585,000.00. Emily M. Dudley Affiant Subscribed and sworn to before me, this 18th day of December, 2020. Julie Bailey Notary Public My Commission Expires: 9-2-2024

JULIE BAILEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

WARRANTY DEED

Address New Owner: Joshua Lee Hayes and Leah Marie Hayes 214 Scott Avenue Nashville TN 37206	Send Tax Bills To: F&M Bank 2021 Richard Jones Rd. Ste 200 Nashville, TN 37215	Tax Information: Tax Parcel ID No. 083-06-0G-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adrianne Parkey* and Joshua Parkey, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joshua Hayes and Leah Marie Hayes, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

* FKA ADRIANNE DORSEY

Land in Davidson County, Tennessee, being Unit No. A of Homes at 212 Scott Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 212 Scott Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20130822-0088788, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 212 Scott Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20130822-0088788, and Bylaws appended thereto as Exhibit "C" Register's Office for Davidson County, Tennessee, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to ADRIANNE DORSEY, by deed from CAROL LYNNE BOWERS, of record in Instrument No. 20140602-0047425 , dated May 23, 2014 , said Register's Office.

Adrianne Dorsey having since married and is now known as Adrianne Parkey.

Joshua Parkey joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 083-06-0G-001.00 CO.

Matters shown on the Plan of record in Plat Book 21, page 112, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20130822-0088788, said Register's Office.

This is improved property located at 214 Scott Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this .

Adrianne Parkey

Adrianne Parkey

Joshua Parkey

STATE OF Arkansas)

COUNTY OF Pulaski)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adrianne Parkey and Joshua Parkey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2020.

JENNIFER L NEWBERN
Notary Public-Arkansas
Pulaski County
My Commission Expires 09-10-2025
Commission # 12695406

Notary Public

My Commission Expires: 9-10-25

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

