WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

DM-VRES-20-421

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 560245 **DEEDWARR**
01/25/2021 11:45:07 AM 2 pgs
Fees: $13.00 Taxes: $2,072.00

20210125-0010560

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Christopher Allison and Christina Stoddard	**Navy Federal Credit Union**	
(NAME) **421 Sloan Rd**	(NAME) **PO Box 3326**	**103-08-0B-421.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Merrifield, VA 22119**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **PERRY L. ADAMS AND TAMMY T. ADAMS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER ALLISON AND CHRISTINA STODDARD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 421, Building "C", on the Plan of Parklane Condominiums, Phase IV, as shown on Exhibit "B" to the Master Deed of record in Book 7646, Page 264, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to H.P. Staley, III and Sloan A. Staley, Tenants in common with rights of survivorship by Warranty deed from GWF,LLC, a Tennessee Limited Liability Company of record in Instrument No. 20090217-0013311 Register's Office for Davidson County, Tennessee, dated February 13, 2009 and recorded on February 17, 2009.

Being the same property conveyed to Perry L. Adams and Tammy T. Adams, husband and wife by Warranty deed from H.P. Staley, III and Sloan A. Staley, tenants in common with the right of survivorship of record in Instrument No. 20120523-0044599 Register's Office for Davidson County, Tennessee, dated May 21, 2012 and recorded on May 23, 2012.

Being also known as 421 Sloan Rd 421 Nashville, Tennessee 37209.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Plat Book 421, Page 32, Register's Office for Davidson County, Tennessee
.• Taxes for 2021 and subsequent years, a lien not yet due and payable.
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Parklane Condominiums, Phase I of record in Book 7376, Page 571, Register's Office for Davidson County, Tennessee, with By-Laws appended thereto at Book 7376, Page 580, and as made applicable to Phase IV in Book 7646, page 264, Register's Office for Davidson County, Tennessee
.• Charter for Parklane Condominiums HOA of record in Book 7710, Page 305 and Book 7895, Page 173, in the Register's Office for Davidson County, Tennessee
.• Subject to all matters shown on the Plan of Parklane Condominiums, Phase IV, attached as Exhibit "B" to

the Master Deed of record in Plat Book 7646, Page 264, Register's Office for Davidson County, Tennessee
.• Grant of Easement of record in Instrument Number 20160301-0019394, in the Register's Office for Davidson County, Tennessee
.• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
.• Subject to rights of others in and to the common areas and/or elements
.• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **421 Sloan Rd, Nashville, Tennessee 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 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 my/our hand(s) this the 21st DAY OF JANUARY, 2021.

Perry L. Adams

Tammy T. Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PERRY L. ADAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAMMY T. ADAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212