Karen Johnson Davidson County
Batch# 569512 DEEDWARR
02/05/2021 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20210205-0017089

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20214350

After Recording Return To The Above.

I/We hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$265,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 5th day of February, 2021.

Notary Public
My Commission Expires: 6-26-21

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 5th day of February, 2021, among:

KAREN PARKHILL F/K/A KAREN LYNN WAGGONER, AN UNMARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

KAREN BLACKBURN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A certain condominium located in Davidson County, Tennessee, being Unit No. 115 of Parklane Condominiums, Phase I, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Parklane Condominiums, Phase I of record in Book 7376, Page 571, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit B to said Master Deed.

Being the same property conveyed to Dale A. Waggoner and wife, Karen L. Waggoner by Warranty deed from Allison Kathy Collier a/k/a Allison Kaufman, married of record in Instrument No. 20120106-0001350 Register's Office for Davidson County, Tennessee, dated December 30, 2011 and recorded on January 06, 2012.

Being the same property conveyed to Karen Parkhill f/k/a Karen Lynn Waggoner, an unmarried woman by Quitclaim deed from Dale Alan Waggoner, an unmarried man of record in Instrument No. 20160328-0028280 Register's Office for Davidson County, Tennessee, dated March 17, 2016 and recorded on March 28, 2016. Being also known as 115 Sloan Rd 115 Nashville, Tennessee 37209.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Karen Parkhill

Karen Parkhill f/k/a Karen Lynn Waggoner

Katelyn L. Stevenson, Notary Public
State At Large, Kentucky
My Commission Expires: 04-12-2023
Notary ID: 621373

State of Kentucky
County of Marshall

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Karen Parkhill f/k/a Karen Lynn Waggoner,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of February, 2021.

Katelyn L Stevenson
Notary Public
My Commission Expires: 04-12-2023

Owner Name & Property Address:

Name: Karen Blackburn
Address: 115 Sloan Road
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: Karen Blackburn
Address: 115 Sloan Road
City, State, Zip: Nashville, TN 37209

Tax ID: 103-08-0B-115.00-CO

True Copy Certification

I, Tracey Boshears, 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 Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Tracey Boshears 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: 5/15/2021

Notary' Seal (if on paper)

