WARRANTY DEED

Karen Johnson Davidson County
Batch# 575813 DEEDWARR
02/23/2021 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20210223-0022167

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$499,900.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of February, 2021.

Notary Public

My commission expires: 12-18-22
(AFFIX SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Meghan Marie Mouser	**PrimeLending, a Plainscapital Company**	**Map 104-02-1-E Parcel 006.00co**
3189 Parthenon Avenue #6	18111 Preston Rd #900	
Nashville, TN 37203	Dallax, TX 75252	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Stephen A. Lovelette and wife, Margaret A. Lovelette, and Patricia Eileen Lovelette, nka Patricia Scichilone, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Meghan Marie Mouser, 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:

Land in Davidson County, Tennessee, being Unit No. 6, together with the appurtenant interest in the common elements of The Rise at West End Park (f/k/a Parthenon II Townhomes) a horizontal property regime with private elements established by Master Deed of record in Instrument No. 20060925-0118556 and amended in Instrument No. 20070913-0110095, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned amendment to Master Deed and being located upon Lots Nos. 78 and 79 on the Plan of Revised Plan of West End Park of record in Plat Book 421, Pages 82 and 83, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen A. Lovelette and wife, Margaret A. Lovelette, as tenants by the entirety as to an undivided 50% interest (the "entirety interest"), and Patricia Eileen Lovelette, unmarried, as to an undivided 50% interest (the "individual interest"), the said individual interest and entirety interest, as they relate to each other, being held as joint tenants with right of survivorship by Warranty Deed dated July 3, 2013 from Wilson P. Burton, Jr. and wife, Joy K. Burton, of record in Instrument No. 20130730-0078955, Register's Office for Davidson County, Tennessee. Patricia Eileen Lovelette is now married and now known as Patricia Scichilone.

John Scichilone, spouse of the above named Patricia Scichilone, joins in this conveyance for the purpose of releasing any and all rights he/she may have in and to the above described property, including any marital rights and homestead exemption.

This instrument is being executed on behalf of John Scichilone, pursuant to a Power of Attorney executed by him on the 22nd day of January 2021, of record in Instrument No. ___202102230022165_____, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Patricia E. Lovelette nka Patricia Scichilone, pursuant to a Power of Attorney executed by him/her/them on the 22nd day of January, 2021, of record in Instrument No. ____202102230022166_____, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "B" to the Amendment to the Master Deed shown in Instrument No. 20070913-0110095, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters shown on the Plan of record in Book 421, Pages 82 and 83, Register's Office of Davidson County, Tennessee. (3) Master Deed and By-Laws of The Rise at West End Park (fka Parthenon II Townhomes), of record in Instrument No. 20060925-0118556 and amended in Instrument 20070913-0110095, Register's Office for Davidson County, Tennessee. (4) Charter of The Rise at West End Park Townhomes Corporation of record in Instrument No. 20070913-0110096, said Register's Office. (5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **3189 Parthenon Avenue #6, Nashville, TN 37203**

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 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.

Witness my/our hand(s) this **18th** day of **February, 2021.**

Stephen A. Lovelette

Stephen A. Lovelette

Margaret A. Lovelette

Margaret A. Lovelette

Patricia Eileen Lovelette, nka Patricia Scichilone

by: Stephen A. Lovelette as attorney in fact

Patricia Eileen Lovelette, nka Patricia Scichilone, by Stephen A. Lovelette, Attorney-in-Fact

for John Scichilone

by: Stephen A. Lovelette as attorney in fact

John Scichilone by Stephen A. Lovelette, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Stephen A. Lovelette and Margaret A. Lovelette,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **February, 2021.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 12/14/24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18th day of February, 2021, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Stephen A. Lovelette**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-fact for **Patricia Eileen Lovelette, nka Patricia Scichilone, and John Scichilone**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Patricia Eileen Lovelette, nka Patricia Scichilone, and John Scichilone**, for the purpose therein contained, by signing the name of **Patricia Eileen Lovelette, nka Patricia Scichilone, and John Scichilone**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **February, 2021.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 12/14/24

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

