WARRANTY DEED

Karen Johnson Davidson County
Batch# 590324 **DEEDWARR**
03/11/2021 12:38:04 PM 2 pgs
Fees: $13.00 Taxes: $1,436.01

20210311-0032429

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,110.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of March, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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
Sonia Powell	Sonia Powell	142-02-0-C-005.00 CO
(NAME)	(NAME)	
6408 Viseneau Drive	6408 Viseneau Drive	
(ADDRESS)	(ADDRESS)	
Ottawa, ON K1C 5J2	Ottawa, ON K1C 5J2	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sonia Powell and Victoria Powell, both unmarried, joint tenants with right of survivorship,** 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, State of Tennessee, described as follows, to-wit:

Being Unit No. 5, Parkvue, established in the Master Declaration of record in Instrument No. 20190206-0011430, Declaration of record in 20190206-001432 and as shown on Exhibit A-1 of the Supplemental Declaration of record in Instrument No. 20200828-0097614, 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 same property conveyed to Parkvue Development, LLC, a Tennessee limited liability company, by Special Warranty Deed from Victor Hazelwood, dated March 30, 2018, of record as Instrument Number 20180404-0031415, Register's Office for Davidson County, Tennessee. AND Being a portion of the same property conveyed to Parkside Builders, LLC, a Tennessee limited liability company, by Quitclaim Deed from Parkvue Development, LLC, a Tennessee limited liability company, dated September 10, 2020, of record in Instrument No. 20200916-0105657, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 508 Broussard Blvd., 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 2021, 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 Plat of record in Instrument No. 20200812-0089874; Easements to State of Tennessee of record in Book 6107, page 344; Charter(s) of record in Instrument No. 20190204-0010127 and in Instrument No. 20190204-0010128; All matters shown in Declarations of record in Instrument No. 20190206-0011430 corrected in Instrument No. 20200323-0031564, Instrument No. 20190206-0011432, and as supplemented in Instrument No. 20191007-0102592, Instrument No. 20191007-0102593, Instrument No. 20200622-0066809, Instrument No. 20200622-0066810, Instrument No. 20200828-0097614 and Instrument No. 20200828-0097615; Easement of record in Book 5336, page 128; Grant of overhead line easement of record in Instrument No. 20190402-0029629; Collateral Assignments of Declarant Rights and Prohibition Against Encumbrances of record in Instrument No. 20180410-0033784, Instrument No. 20190206-0011431 and Instrument No. 20190206-0011433; all of record in the Register's Office for Davidson County, Tennessee.

Witness my/our hands this 3rd day of March, 2021.

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 3rd day of March, 2021.

Notary Public
My Commission Expires:

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

File No.: 32529