Karen Johnson Davidson County
Batch# 600724 DEEDWARR
03/26/2021 10:38:14 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20210326-0040026

WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$200,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF March, 2021.
NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 142
Peggy J. Rouillier 517 Harpeth Park Drive Nashville, Tennessee 37221	PEGGY J. ROUILLIER 7242 OLD HARDING PK NASHVILLE TENNESSEE 37221	GROUP 07 01 PARCEL 015.00

For and in 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, we,

Tara Parchman, single

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Peggy J. Rouillier, Trustee of
the Peggy J. Rouillier Living Trust dated October 24, 1996

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. 517, together with the appurtenant interest in the common elements of Harpeth Park Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20150430-0038713, amended in Instrument No 20150615- 0056309, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned amended Declaration, and being located upon Lot No. 2 on the Plan of H.B. Hows of record in Plat Book 5190, page 195 and Lot No. 2 on the Plan of Belle Glen of record in Plat Book 8250, page 929 (previously known as Lot No. 1 on the Plan of H.B. Hows of record in Plat Book 5190, page 195), Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tara Parchman, a single woman, by warranty deed from 7301 Highway 70 South, LLC, a Tennessee limited liability company, dated May 1, 2017and filed of record in Instrument No. 20170508-0045376, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **517 Harpeth Park Drive, Nashville, Tennessee 37221.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 we do covenant with 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 hand and official seal at office this 25th day of March, 2021.

Tara Parchman, by Rachel Hardaway, her attorney in fact

Tara Parchman, by Rachel Hardaway, as attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this 24th, day of March, 2021, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Rachel Hardaway, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Tara Parchman, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Tara Parchman.

Power of Attorney recorded in Instrument No. 20210324-0038677 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 24th day of March, 2021.

My Commission Expires

My Commission Expires: January 23, 2023

NOTARY PUBLIC

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027