Karen Johnson Davidson County
Batch# 608269 DEEDWARR
04/06/2021 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20210406-0045236

WARRANTY DEED

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 399,900.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS 2nd day of April, 2021

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven R. Cohen	JP Morgan Chase Bank	
483 Parmely Lane	700 Kansas Lane	**049100406900CO**
Nashville, TN 37207	Monroe LA 71203	
(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,WE, ***Gregory A. Walker and Jan L. Walker, Husband and Wife***, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Steven R. Cohen, an Unmarried Man*** 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 Lot No. 69 on the Plan of Parmley Cove, Phase III, of record in Instrument No. 20160913-0096212 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

The Conveyance is made subject to:
A. Taxes and Assessments for the year 2017, and subsequent years, which are not yet due and payable.

B. All matters appearing on the plan of record in Instrument No. 20160913-0096212 Register's Office for Davidson County, Tennessee.

C.Declaration of Covenants, Conditions, and Restrictions of record at Instrument No. 20130405-0033834 Register's Office for Davidson County, Tennessee.

D. Anchor Easement of record in Book 5596, Page 797, Register's Office for Davidson County, Tennessee.

E. Charter for Parmley Cove Homeowners Association, Inc., of record in Instrument No. 20130925-0100584, Register's Office for Davidson County, Tennessee.

F. Storm Water Maintenance Agreement of record in Instrument No. 20110308-0018355 Register's Office for Davidson County, Tennessee.

G. Subject to rights of others in and to common areas/elements.

H. Subject to lien for special assessment contained in DCCR's/Master Deed.

I. All other easements and restrictions of record.

Being the same property conveyed to Gregory A. Walker and Jan L. Walker, Husband and Wife by Warranty Deed from NVR, Inc. a Virginia Corporation T/A Ryan Homes dated 12/30/2016 and filed for record on 01/03/2017 of record in Instrument No. 20170103-0000165 , said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (xx) Property, known as **483 Parmely Lane, Nashville, TN 37207**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands this 2nd day of April, 2021.

Gregory A. Walker

Jan L. Walker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gregory A. Walker and Jan L. Walker** the 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 April, 2021.

Commission Expires: 2/26/24

Notary Public

DIANNE M. CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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

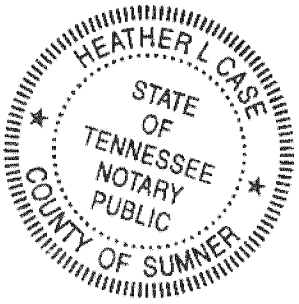
State of Tennessee

County of Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case
Notary's Signature

Seal (if on paper)



My commission expires: 7/2/2024