Karen Johnson Davidson County
Batch# 623335 DEEDWARR
04/27/2021 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,809.30
20210427-0055936

WARRANTY DEED

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

File No. DH-21-244

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Wolf	New Owner	
(NAME)	(NAME)	
116 Marie Street		071-15-0F-014.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, I/we, **Cleveland Parke Partners, GP**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Wolf, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, 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. 14 on the plan of Cleveland Parke, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Cleveland Parke, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161011-0107465, amended in Instrument No. 20171211-0126008, corrected in Instrument No. 20180119-0005876 and amended in Instrument No. 20200723-0081025, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to CLEVELAND PARKE PARTNERS G.P., A TENNESSEE GENERAL PARTNERSHIP, by deed from JH104, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20161227-0135663, dated December 22, 2016, said Register's Office.

This is property more commonly known as 116 Marie Street, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 23rd day of April, 2021.

Cleveland Parke Partners, GP, a Tennessee Partnership

By: _____
John Root, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ryan Lux of the state and county mentioned, personally appeared John Root, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Cleveland Parke Partners GP, the within named bargainor, a Corporation, and that such John Root as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Authorized Agent.

Witness my hand, at office, this 23rd day of April, 2021.



Notary Signature
My commission expires:

True Copy Certification

I, Margaret Philpott, 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 Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23