PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 637884 DEEDWARR
05/17/2021 03:08:20 PM 4 pgs
Fees: $23.00 Taxes: $1,143.30
20210517-0066445

W & I Ref: (DM) Title No.: 61847
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cherie Ann Booker 3415 West End Avenue, #1010 Nashville, TN 37203	NEW OWNER

TAX MAP PARCEL NUMBERS: 104060A11300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$309,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Toni Parga and Christopher Parga**, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Cherie Ann Booker** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 1010 of Continental Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, pages 399 through 401, amended in Book 6135, page 788, and in Book 6435, page 549, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Toni Parga, an unmarried woman, and Christopher Parga, a married man, joint tenants with right of survivorship, by Warranty Deed from Carla McCombs and Paul McCombs, wife and husband, dated June 5, 2019 and recorded on June 10, 2019, of record in Inst. No. 20190610-0055472, Register's Office for Davidson County. Tennessee.

Subject property is not now, nor has ever been the marital residence of Toni Parga or Christopher Parga.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, pages 399 through 401, amended in Book 6135, page 788 and in Book 6435, page 549, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; Memorandum of Agreement with Nextel South Corp. of record in Instrument No. 20010514-0049446, said Register's Office; The provisions of the condominium Master Deed of

record in Book 5862, page 589, Book 6135, page 788, Book 6435, page 549, Book 7461, page 217, Book 7475, page 137, Inst. No. 20051024-0128399, and Inst. No. 20160108-0001989, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of Continental Homeowners Association of record in Book 5864, page 834, said Register's Office.

This is improved property, known as 3415 West End Avenue, # 1010, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13 May, 2021

Toni Parga

Christopher Parga

State of California

County of San Benito

On this _____ day of May, 2021, before me the undersigned authority, personally appeared Toni Parga and Christopher Parga, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

Notary Public See Attached
05/13/2021

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Benito

Subscribed and sworn to (or affirmed) before me on this 13 day of May, 2021, by Tom Parra & Christopher Parra,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

DIANA AITKEN
Notary Public – California
San Benito County
Commission # 2223327
My Comm. Expires Nov 25, 2021

(Seal)

Signature

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $309,000.00.

Affiant

Sworn and subscribed before me this 14th day of May, 2021.

Notary

My Commission Expires: 