Karen Johnson Davidson County
Batch# 639988 DEEDWARR
05/19/2021 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20210519-0067798

THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 201 4th AVENUE NORTH, SUITE 1800 NASHVILLE, TENNESSEE 37219 (615) 256-1577 SPENCER J. LAMBERT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF May, 2021. Notary Public MY COMMISSION EXPIRES: 11/6/24 (AFFIX SEAL)

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Erynn N. Kelly, and Calvin R. Ross 7277 Charlotte Pike, #249 Nashville, TN 37209	Erynn N. Kelly, and Calvin R. Ross 7277 Charlotte Pike, #249 Nashville, TN 37209	114-08-0C-073.00 CD

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SUNNY MEADOWS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** called the Grantor has bargained and sold, and by these presents do transfer and convey unto **CALVIN ROSS AND ERYNN N. KELLY, HUSBAND AND WIFE**, 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. 70, of West Park, Phase 2, a horizontal property regime created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions of West Park Homeowners' Association, Inc., of record in Instrument Number. 20040304-0024541, amended in Instrument Number. 20041221-0151636 and Instrument Number 20050222-0018812, supplemented in Instrument Number. 20060202-0013378, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions of West Park Homeowners' Association, Inc. Reference is hereby made to the Plan of West Park, Phase 2, as shown on Exhibit "B" to the First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Laws for West Park Homeowners' Association, Inc. of record in Instrument Number. 20041221-0151636, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Sunny Meadows, LLC, by Warranty Deed from James R. Layman and Caitlyn Layman, husband and wife, of record in Instrument No. 20151221-0128035, in the Register's Office of Davidson County, Tennessee, dated December 15, 2015 and recorded on December 21, 2015.

This is improved property known as **7277 Charlotte Pike #249, Nashville, TN 37209**.

THIS CONVEYANCE IS SUBJECT TO:

1) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary Plat West Park, as recorded in Plat Instrument No. 20040624-0075136.
2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Outline Plan of West Park Phase 2, as recorded in Instrument No 20041112-0136248.
3) Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040304-0024541, amended in Instrument No. 20041221-0151636 and in Instrument No. 20050222-0018812, Supplemented in Instrument No. 20060202-0013378.
4) Easement for Overhang for Electric Power Lines & Incidental use over a portion of the property granted to the Metropolitan Government by the Eldorado Company, recorded in Book 6301, Page 684.
5) Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20030530-0073233 and 20051123-0141922.
6) Subject to rights of others in and to the common areas and/or elements;
7) Taxes for the year 2021, not yet due and payable; and
8) Any and all existing easements and restrictions as shown of record not stated herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Signature page to follow

WITNESS my hand this 9 day of MAY, 2021

SUNNY MEADOWS, LLC
a Delaware limited liability company

By: _____
James Matthews, Member

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 James Matthews, whom proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of Sunny Meadows, LLC, a limited liability company, and that he is authorized by Sunny Meadows, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of May, 2021.

_____
Notary Public
My Commission expires: 5-19-21

KEVIN A HENDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM