PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Karen Johnson Davidson County
Batch# 647297 DEEDWARR
06/01/2021 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20210601-0073387

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61819
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rachel Wilson 409 Sloan Road Nashville, TN 37209	**New Owner**

TAX MAP PARCEL NUMBERS: 103080B40900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$265,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Lucinda S. Burch, now known as **Lucinda S. Burch Mulherin, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rachel Wilson** 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. 409 Building "C" of Parklane Condominium Phase IV, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 7646, page 264, 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 Lucinda S. Burch by Warranty Deed from Carrie I Morgan, unmarried, dated July 15, 2009 and recorded on July 17, 2009, of record in Inst. No. 20090717-0067360, Register's Office for Davidson County, Tennessee. The said Lucinda S. Burch in now known as Lucinda S. Burch Mulherin.

Joseph L. Mulherin, spouse of Lucinda S. Burch Mulherin, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

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 shown on Exhibit "B" to the Master Deed of record in Book 7646, page 264 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; Easement of Comcast of Nashville I, LLC, of record in Inst. No. 20160301-0019394, said Register's Office; The provisions of the condominium Master Deed of record in Book 7646, page 264 and Bylaws contained in Book 7376, page 571, 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 Parklane Homeowner's Association of record in Book 7710, page 305, amended in Book 7895, page 179, said Register's Office.

This is improved property, known as 409 Sloan Road, Nashville, TN 37209

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 26th day of May, 2021.

Lucinda S. Burch Mulherin

Joseph L. Mulherin

State of Tennessee

County of Davidson

On this 26th day of May, 2021, before me the undersigned authority, personally appeared Lucinda S. Burch Mulherin and Joseph L. Mulherin, 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.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary

My Commission Expires:

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: $265,000.00.

Affiant

Sworn and subscribed before me this 26th day of May, 2021.

Becky Elizabeth Burch
Notary

My Commission Expires: 11-19-2023

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON