Karen Johnson Davidson County
Batch# 659804 DEEDWARR
06/18/2021 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210618-0082636

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $450,000.00 Affiant Subscribed and sworn to before me, this 15 day of June, 2021. Notary Public My Commission Expires:

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner: Paul Smith and Pamela Smith 602 Parkvue Place Drive, Nashville, TN 37221	Send Tax Bills to: Paul and Pamela Smith 7615 Kim St San Antonio, TX 78209	Tax Information: Tax Parcel ID No. 142-02-0C-011.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHELBY FALLON AND JONATHAN CORDREY, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **PAUL SMITH AND PAMELA SMITH, HUSBAND AND WIFE,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 11 on the plan of Parkvue, as shown on Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions of Parkvue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190206-0011430, corrected by Scrivener's Affidavit of record in Instrument No. 20200323-0031564, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to SHELBY FALLON, AN UNMARRIED WOMAN AND JONATHAN CORDREY, AN UNMARRIED MAN, by deed from PARKSIDE BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 2020069-0058921, dated May 29, 2020, said Register's Office.

This is improved property commonly known as: **602 Parkvue Place Drive, Nashville, TN 37221**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 14 day of June, 2021.

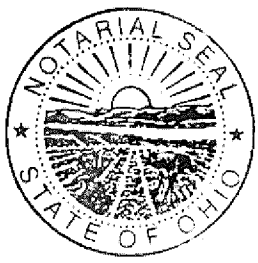
Shelby Fallon
SHELBY FALLON

Jonathan Cordrey
JONATHAN CORDREY

STATE OF OHIO)
)
COUNTY OF BUTLER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHELBY FALLON AND JONATHAN CORDREY**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14 day of JUNE, 2021.



GARY BOEHM
Notary Public, State of Ohio
My Commission Expires
April 16, 2023

C Boehm
Notary Public
My Commission Expires: APR 16, 2023

True Copy Certification

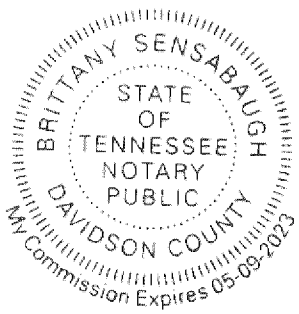
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

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.



Notary Public

My Commission Expires: 05-09-23