Karen Johnson Davidson County
Batch# 663078 DEEDWARR
06/23/2021 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20210623-0084784

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1390

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Elizabeth Parker and John Pell, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Leedy and Colleen Leedy, husband and wife**, 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:**

Being Unit No. G-8, together with the carport designated as No. G-8-C, in River Plantation, Section Two, a condominium, a Horizontal Property Regime, as recorded in the Master Deed of record in Book 4661, page 334, amended and restated in Instrument No. 20120828-0077603, and as shown on plan of record in Plat Book 4460, pages 136 and 137, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Mary Elizabeth Parker and John Pell, wife and husband, by Warranty Deed from Jack R. Spence, Trustee of the Jack R. Spence Revocable Living Trust dated December 3, 2002 and Sue S. Spence, Trustee of the Sue S. Spence Revocable Living Trust dated December 3, 2002, of record in Instrument No. 20190402-0029657, Register's Office for Davidson County, Tennessee, dated April 01, 2019 and recorded on April 02, 2019

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 229 Plantation Court, Nashville, TN 37221.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Robert Leedy **229 Plantation Court** **Nashville, TN 37221**	First Federal Bank 2034 Wilma Rudolph Blvd Clarksville, TN 37040	**142-05-0A-048.00**

WITNESS THE EXECUTION HEREOF this 18th day of June, 2021.

Mary Elizabeth Parker

John Pell

State of Tennessee)
County of Davidson)

On this 18th day of June, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mary Elizabeth Parker and John Pell, the bargainor(s), 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 Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 370,000.00.**

Affiant

Sworn and subscribed before me on this the 18th day of June, 2021.

Notary Public

My Commission Expires: 5/5/2025

JASMYN HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

