Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210635790

Karen Johnson Davidson County
Batch# 672796 **DEEDWARR**
07/08/2021 10:22:58 AM 2 pgs
Fees: $13.00 Taxes: $4,625.00

20210708-0091980

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00.

~~Affiant~~

Subscribed and sworn to before me this 7th day of July, 2021.

Notary Public
My Commission Expires

SHIRA KINGREY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Clarke Rheney and Susan Rheney 4504A Belmont Park Terrace Nashville TN 37215	New Owner	Tax Parcel ID No. 131 07 0P 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ralph Dale Parsons, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clarke Rheney and Susan Rheney, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A (4504 A) of Belmont Park Commons, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Belmont Park Commons, a Horizontal Property Regime, of record in Instrument Number 20061121-0144441, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Ralph Dale Parsons, by Quit Claim Deed by Ralph Dale Parsons and Dana Carol Parsons Reynolds and Audrey Dale Parsons Yates of record in Instrument No. 20171023-0107960, in the Register's Office of Davidson County, Tennessee, dated October 18, 2017 and recorded on October 23, 2017.

Being the same property conveyed to Carol Parsons, Married, by Warranty Deed from Gary Claiborne and wife, Lesli Claiborne (a/k/a Leslie Claiborne), of record in Instrument No. 20091026-0098702, in the Register's Office of Davidson County, Tennessee, dated October 22, 2009 and recorded on October 26, 2009. Carol Parsons aka Carol Lynn Mackie Parsons having since died on February 20, 2017. Pursuant to Affidavit of Heirship of record in Instrument Number 20170828-0088240 and 20170828-0088241, Register's Office for Davidson County, Tennessee her sole heirs-at-law being Ralph Dale Parsons, Dana Carol Parsons Reynolds, and Audrey Dale Parsons Yates.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lone Oak Heights, as recorded in Plat Book 1424, Page(s) 2.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20061121-0144441.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1488, Page 131.

This is improved property located at 4504A Belmont Park Terrace Nashville TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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, Grantor has executed this instrument on this 7th day of July, 2021.

Ralph Dale Parsons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ralph Dale Parsons, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of July, 2021.

Notary Public
My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021