Karen Johnson Davidson County
Batch# 678413 **DEEDWARR**
07/16/2021 11:28:45 AM 2 pgs
Fees: $13.00 Taxes: $1,060.79

20210716-0095793

WARRANTY DEED

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

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Courtney Cooper Jenrath	New Owner	142-02-0-C-104.00 CO
(NAME)	(NAME)	
118C Blackburn Avenue,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Parkside Builders, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Courtney Cooper Jenrath and Mike Pentecost, wife and husband,** 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit 104, Building Four, as shown on Exhibit A-1 of the Supplemental Declaration for Parkvue Condominiums, a Condominium, as of record in Instrument No. 20200828-0097614, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being a portion of the same property conveyed to Parkvue Development, LLC, a Tennessee limited liability company, by Special Warranty Deed from Victor Hazelwood, dated March 30, 2018, of record as Instrument Number 20180404-0031415, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to Parkside Builders, LLC, a Tennessee limited liability company, by Quitclaim Deed from Parkvue Development, LLC, a Tennessee limited liability company, dated October 15, 2020, of record as Instrument No. 20201104-0129430, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7501 Highway 70 South, Unit 104, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. 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.

This conveyance is subject to the following: Taxes for the year 2021, which by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the map of record in Plat Book 3, page 15, in the Chancery Court for Davidson County, Tennessee and plats of record in Instrument No. 20190125-0007493, Instrument No. 20200227-0022020 and Instrument No. 20200812-0089874; easements to State of Tennessee of record in Book 6107, page 344; charter of record in Instrument No. 20190204-0010127; all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Parkvue, of record in Instrument No. 20190206-0011430, corrected in Instrument No. 20200323-0031564 and amended in Instrument No. 20191001-0102593, Instrument No. 20200622-0066810 and Instrument No. 20200828-0097615, Register's Office for Davidson County, Tennessee and in the Master Deed for Parkvue Condominiums, a Condominium, of record in Instrument No. 20190206-0011432, amended in Instrument No. 20191007-0102592, Instrument No. 20200622-0066809 and Instrument No. 20200828-0097614; Collateral Assignments of Declarant Rights of record in Instrument No. 20180410-0033784, Instrument No. 20190206-0011431, Instrument No. 20190206-0011433 and Instrument No. 20191122-0120877; Collateral Assignment of Water and Sewer Taps of record in Instrument No. 20200121-0006678; consent of record in Instrument No. 20190624-0060805; overhead Line Easement of record in Instrument No. 20190402-0029629; all of record in the Register's Office for Davidson County, Tennessee.

Witness my/our hands this ~~28th~~ 13th day of ~~June~~ July, 2021.

Parkside Builders, LLC

By: Bryan D. Spicer
Its: Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Parkside Builders, LLC and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this ~~28th~~ 13th day of ~~June~~ July, 2021.

Notary Public
My Commission Expires: _____

ANGEL R. BERNHART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-29-2025