Karen Johnson Davidson County
Batch# 688157 DEEDWARR
08/02/2021 08:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20210802-0103225

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $390,000.00.

Affiant

Subscribed and sworn to me on this 30 day of July, 2021.

NOTARY PUBLIC

My Commission Expires: 7/9/2022

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 34890A

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kelly Fetterolf, a single woman 3127 Long Boulevard, Unit 303 Nashville, TN 37203	Gardner Financial Services LTD d/b/a Legacy Mutual Mortgage 3503 Paesanos Parkway San Antonio, TX 78231	104-02-1A-303.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JEREMY H. CHERRY AND WIFE, LESLIE E. CHERRY**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **KELLY FETTEROLF, A SINGLE WOMAN**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 303 of Park West Court, a Condominium Development as established by the Master Deed of record as Instrument No. 20050714-0081900 in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code annotated, Title 66, Chapter 27, Section 101, et seq., as amended together with an undivided percentage interest in the Common Elements shown as Exhibit "D" to said Master Deed. Said Unit 303 also being shown as part of the plan of record as Exhibit "C" of said Master Deed, as amended by Instrument No. 20061030-0134372.

Being the same property conveyed to Jeremy H. Cherry and wife, Leslie E. Cherry by Warranty deed from Parthenon Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20061102-0136419 Register's Office for Davidson County, Tennessee, dated October 31, 2006 and recorded on November 02, 2006.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 property taxes which have been prorated by the parties and assumed by the Grantees.
2. The premises herein insured is a condominium apartment established pursuant to 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, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 Park West Court of record in Instrument Number 20050714-0081900, amended in Instrument No. 20061030-0134372, Register's Office for Davidson County, Tennessee.
3. Charter of the Park West Court Condominium Owners Association, Inc. of record in Instrument Number 20050707-0078752, in the Register's Office for Davidson County, Tennessee.
4. Restrictions of record in Book 647, Page 310; Book 498, page 281 and Book 573, page 53, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
5. Stormwater Detention Agreement of record in Instrument Number 20050913-0110219, in the Register's Office for DavidsonCounty, Tennessee.
6. Easement for Storm Drainage of record in Instrument Number 20050913-0109997, in the Register's Office for Davidson County, Tennessee.
7. Easement for driveway of record in Book 712, Page 120 and Book 898, page 758, in the Register's Office for Davidson County, Tennessee.
8. Grant of Apartment Easements for Joint Driveway of record in Book 11602, Page 445, in the Register's Office for Davidson County, Tennessee.
9. Non-Exclusive permanent access easement of record in Instrument Number 20040430-0049497, in the Register's Office for DavidsonCounty, Tennessee.
10. Application to Combine Parcels of record in Instrument Number 20050728-0088338, in the Register's Office for Davidson County, Tennessee.
11. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL-2000-364, made applicable by Ordinance No. BL-2000-476, of record in Metropolitan Clerk's Office for said Register's Office.
12. Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof." in the exceptions
13. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
14. Subject to rights of others in and to the common areas and/or elements.

15. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and right of ways for public utilities applicable to this property.

This property is also known as improved property located at 3127 Long Boulevard Unit 303, Nashville, TN 37203.

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

WITNESS our hands this 30th day of July, 2021.

JEREMY H. CHERRY

LESLIE E. CHERRY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Jeremy H. Cherry and wife, Leslie E. Cherry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 30 day of July, 2021.

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Notary Public, State of Tennessee
My Commission Expires: 7/9/2022

Tennessee Certification of Electronic Document

I, Jeremy H. Cherry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 30, 2021 (date of document).

Affiant Signature

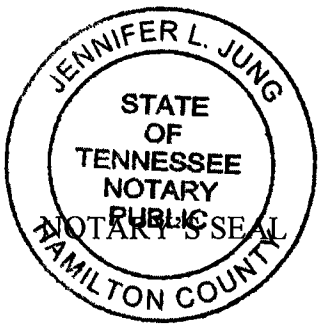
July 30, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of July, 2021.

Notary's Signature



MY COMMISSION EXPIRES: 7/9/2022