THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210937267** Karen Johnson Davidson County Batch# 733975 **DEEDWARR** 10/12/2021 09:53:38 AM 2 pgs Fees: $13.00 Taxes: $2,227.40 20211012-0136775	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Williamson The actual consideration or value, whichever is greater, for this transfer is: $602,000.00. Sandy McCollum Affiant Subscribed and sworn to before me, this 8th day of October, 2021. Notary Public My Commission Expires: 2-4-23 Stephanie A. Glenn STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Jacqueline A. Nation 3314 West End Avenue Apt 202 Nashville TN 37203	Send Tax Bills To: ~~New Owner~~ Legacy Home Loans LLC 1036 Stearman Drive Ste 6 Nashville TN 37188	Tax Information: Tax Parcel ID No. 104 06 0B 202.00

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, **James O. Tadlock and Leslie M. Tadlock, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacqueline A. Nation**, ("Grantees"), its 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. 202, West End Park Condominiums, formerly known as The Park Road Condominium, as shown on Plat of record in Plat Book 5200, Page 390, as established under Master Deed of record in Book 5845, Page 831, amended at Instrument Nos 20071213-0143676, 20130723-0076094 and 20140627-0056472, in the Registers Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to James O. Tadlock and Leslie M. Tadlock, husband and wife, by Warranty Deed from Alison Auerbach, unmarried, of record in Instrument No. 20181204-0117961, in the Register's Office of Davidson County, Tennessee, dated November 29, 2018 and recorded on December 04, 2018.

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.

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 The Park Road Condominium, as recorded in Plat Book 5200, Page(s) 390.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West End Park, as recorded in Plat Book 161, Page(s) 47 and as Revised in Plat Book 421, Page 82.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Park Road Condominium of record in Book 5845, Page 831, as amended by instrument(s) of record in Instrument Nos. 20071213-0143676, 20130723-0076094, 20140627-0056472; also subject to easements, rights and interests 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 building thereon. Easement for Underground Utility, recorded in Instrument No. 20020830-0105416.

This is improved property located at 3314 West End Avenue Apt 202 Nashville TN 37203

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 8th day of October, 2021.

James O. Tadlock

Leslie M. Tadlock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James O. Tadlock and Leslie M. Tadlock, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of October, 2021.

Notary Public

My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024