Karen Johnson Davidson County
Batch# 740095 DEEDWARR
10/20/2021 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,373.55
20211020-0140670

WARRANTY DEED	STATE OF TENNESSEE 2021-776 COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $641,500.00. (Affiant) Sworn to and subscribed before me this 21 day of September, 2021. Notary Public My commission expires:_____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY Quin Evans Segall, Esq. City House Title LLC 414 Bridge Street Franklin, TN 37064		
ADDRESS NEW OWNER(S) AS FOLLOWS: **Danielle Fields** (NAME) **204 Burns Avenue** (ADDRESS) **Nashville, TN 37203** (City) (State) (Zip)	SEND TAX BILLS TO: New owner (NAME) (ADDRESS) (City) (State) (Zip)	MAP / PARCEL NUMBER(S) **104-02-3J-001.00CO**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jennifer L. Dalton, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Danielle Fields, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Unit 1, also known as Suite 15 of West Park Village, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for West Park Village, a Horizontal Property Regime with Private Elements of record in Instrument No. 20130815-0086141, as amended in Instrument No. 20160411-0034654, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of West Park Village, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument NO. 20130815-0086141, and By-Laws appended thereto as Exhibit "C", as amended, in said Register's Office, are incorporated hereby reference and made a part hereof he same as though copied herein for a more complete identification of said unit.

Being all the same property conveyed to Jennifer Dalton, an unmarried woman, by deed from West Park Village Partners, a Tennessee general partnership of record in Instrument No. 20160502-0042729, Register's Office for Davidson County, Tennessee.

For information purposes only: This is improved property commonly known as 204 Burns Ave., #15, Nashville, TN 37203.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, (6) Taxes for the year 2021 and subsequent years a lien not yet due and payable,

(7) Subject to any by-laws, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Declaration of Covenants, Conditions, and Restrictions, By-Laws, Plan and Attorney Opinion contained in instrument of record in Instrument No. 20130815-0086141, as amended in Instrument No. 20160411-0034654, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin, restriction otherwise exempt under Title 42 of the United States Code, or restriction that relates to handicap but does not discriminate against handicapped persons, and (8) Declaration of Restrictions and Covenants for Storm Water Facilities & Systems of record in Instrument No. 20130320-0027610, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of September, 2021.

_____ (SEAL)
Jennifer L. Dalton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of September, 2021, before me personally appeared Jennifer L. Dalton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of September, 2021.



Notary Signature
My commission expires: 01/26/2025

Certificate of Authenticity

I, **Joshua A. Terry**, 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 9|21|21.

Affiant Signature

10|15|21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10|15|21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON