Karen Johnson Davidson County
Batch# 767543 DEEDWARR
12/03/2021 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20211203-0160894

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211038130**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Affiant Subscribed and sworn to before me, this 30th day of November, 2021. Notary Public My Commission Expires: 1-13-2025

ROBYN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

WARRANTY DEED

Address New Owner: Paulette Krishnan and Narayan Krishnan 115 Matthew Lane Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 07 0D 028.00

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, **Katie Ann McMillin n/k/a Katie Ann Medina, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paulette Krishnan and Narayan Krishnan, 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:

Land in Davidson County, Tennessee, being Unit No. 28 as shown on the Amended Condominium Site Plan of Park Green, of record in Plat Book 6250, Page 253, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in the Master Deed establishing Park Green Condominium of record in Book 6247, Page 872; as amended in Book 6453, Page 717 and Book 8430, Page 364, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Katie Ann McMillin, an unmarried woman, by Warranty Deed from Robert Blake Jenkins and Elizabeth Ann Jenkins, husband and wife, of record in Instrument No. 20170301-0020027, in the Register's Office of Davidson County, Tennessee, dated February 24, 2017 and recorded on March 01, 2017.

Francisco Alberto Medina joins in this instrument to convey any and all interest in said property, martial or otherwise.

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.

Taxes and assessments for the year 2022 and subsequent years, 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 Amended Condominium Site Plan of Park Green, as recorded in Plat Book 6250, Page(s) 253.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Condominium Site Plan for Park Green, as recorded in Plat Book 5200, Page(s) 719.

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 Green Condominium of record in Book 6247, Page 872, as amended in Book 6453, Page 717 and Book 8430, Page 364; 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 recorded in Book 7275, Page 808 and Book 7275, Page 811.

This is improved property located at 115 Matthew Lane 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 30th day of November, 2021.

Katie Ann McMillin n/k/a
Katie Ann Medina

Francisco Alberto Medina

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katie Ann McMillin n/k/a Katie Ann Medina and Francisco Alberto Medina, 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 30th day of November, 2021.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07.05.2022

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 November 30, 2021

Affiant Signature

December 1, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 1st day of December, 2021.

Notary Public

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 1-19-2025

900