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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 211138444** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $275,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 15th day of December, 2021.<br><br>Notary Public<br>My Commission Expires: _ |

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

Karen Johnson Davidson County
Batch# 775915 **DEEDWARR**
12/17/2021 11:12:17 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20211217-0167178

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Melissa Sunshine Weaver and<br>Justin Michael Weaver<br>509 Sloan Road<br>Nashville TN 37209 | New Owner | Tax Parcel ID No.<br>103-08-0B-509.00 CO |

**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, **Sarah Wilhite n/k/a Sarah Wilhite Baker, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melissa Sunshine Weaver and Justin Michael Weaver, wife and husband** ("Grantees"), their 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. 509 , on the Horizontal Property Regime for Parklane Condominiums Phase II, as recorded in the Master Deed of record in Book 7400, page 130, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to SARAH WILHITE, by deed from KEVIN M. DONOVAN, of record in Instrument No. 20110103-0000609 , dated November 29, 2010 , said Register's Office.

Sarah Wilhite having since married and is now known as Sarah Wilhite Baker.

Said property was never the marital residence of Grantor.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 103-08-0B-509.00 CO.

Master Deed of record in Book 7400, page 130, said Register's Office.
By-Laws of record in Book 7376, page 580 (attached to Master Deed of record in Book 7376, page 571), said Register's Office.

This is improved property located at 509 Sloan Road Nashville TN 37209

**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 15th day of December, 2021.

Sarah Wilhite Baker

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah Wilhite Baker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2021.

Notary Public

My Commission Expires: _____

