Karen Johnson Davidson County
Batch# 782396 DEEDWARR
12/30/2021 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20211230-0172035

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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. 211138590** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $285,000.00.<br><br>Patricia Green<br>Affiant<br><br>Subscribed and sworn to before me, this 21st day of December, 2021.<br><br>Eliza Whitfield<br>Notary Public<br>My Commission Expires: 05-2025 |

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Mary E. Parsons<br>1900 Richard Jones Road Unit E3<br>Nashville TN 37215 | Send Tax Bills To:<br>Shelter Lending Services<br>4000 W. Brown Deer Road<br>Milwaukee, WI 53209 | Tax Information:<br>Tax Parcel ID No.<br>117-15-0A-111.00 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, **Lucy Karen Clay, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary E. Parsons, unmarried**, ("Grantee"), her 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. E-3, on the Horizontal Property Regime for Green Hills Terrace, as recorded in the Master Deed of record in Book 5304, page 702 and amended in Book 7841, page 557 and as shown on plat of Plat Book 5200, page 64, 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 LUCY KAREN CLAY, by deed from LUANA H. BRANDON, of record in Instrument No. 20100527-0040885 , dated May 25, 2010 , said Register's Office.

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. 117-15-0A-111.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 64, said Register's Office.
Master Deed of record in Book 5304, page 702, amended in Book 7841, page 557, said Register's Office.

Amendment to By-Laws of record in Book 9830, page 181, said Register's Office.

Easement(s) of record in Instrument No. 20110930-0075704 and Instrument No. 20150814-0081514, said Register's Office.

This is improved property located at 1900 Richard Jones Road Unit E3 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 21st day of December, 2021.

Lucy Karen Clay

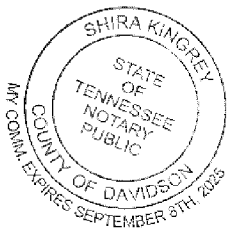
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lucy Karen Clay, 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 21st day of December, 2021.

Notary Public

My Commission Expires:



**Tennessee Certification of Electronic Document**

I, Steven T. Mills, 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 12/23/2024 (date of document).

Affiant Signature

12/23/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23rd day of December, 2024.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY SEAL

MY COMMISSION EXPIRES: 5-5-2025