(1)

WARRANTY DEED

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

JoAnn B Swanson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 2022.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 817255 DEEDWARR
03/08/2022 11:23:17 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20220308-0026342

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth Hartwell Gerrald	Legacy Home Loans	
(NAME)	(NAME)	
304 Sloan Road	4004 Hillsboro Pike, Ste 216B	**103-08-0B-304-00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICK OSTROWSKI AND ELIZABETH OSTROWSKI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH HARTWELL GERRALD, UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee. being Unit No. 304 of Parklane Condominiums, Phase V, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Parklane Condominiums, Phase V, Of record in Book 7896, Page 710, as amended in Book 7937, Page 67, in the Registers Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof. and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit "B" to said Amendment to Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Ashtin Sydnee Faulkner, unmarried by Warranty deed from Jonathan Furman and Emily Furman, husband and wife of record in Instrument No. 20180628-0060974 Register's Office for Davidson County, Tennessee, dated June 22, 2018 and recorded on June 25, 2018.

Being the same property conveyed to Patrick Ostrowski and Elizabeth Ostrowski, husband and wife by Warranty deed from Ashtin Sydnee Faulkner, married of record in Instrument No. 20200102-0000145 Register's Office for Davidson County, Tennessee, dated December 30, 2019 and recorded on January 2, 2020.

This conveyance is subject to:
* The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Parklane Condominiums, Phase Vof record in Book 7896, Page 710, amended in Book 7937, Page 67, Register's Office for Davidson County, Tennessee.
* By-Laws of Parklane Condominiums of record in Book 7376, Page 571 and Book 7376, Page 580, in the Register's Office for Davidson County, Tennessee.
* Charter of Incorporation of The Parklane Homeowners Association of record in Book 7710, Page 305, amended in Book 7895, Page 173, in the Register's Office for Davidson County, Tennessee.
*Unrecorded lease as contained in Deed of Exchange from L. Douglas Haury and wife, Evelyn C. Haury of record in Book 7088, Page 367, in the Register's Office for Davidson County, Tennessee.
*Grant of Easement of record in Instrument Number 20160301-0019394, in the Register's Office for Davidson County, Tennessee.
* Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
* Subject to rights of others in and to the common areas and/or elements.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **304 Sloan Road, Nashville, TN 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 7th day of March, 2022.

Patrick Ostrowski

Elizabeth Ostrowski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, 2022, before me personally appeared Patrick Ostrowski and Elizabeth Ostrowski, 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 7th day of March, 2022.

Notary Signature
My commission expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204