Karen Johnson Davidson County
Batch# 843637 DEEDWARR
04/21/2022 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20220421-0046403

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

KELLY SLAGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

LR-KW-22-4958-23

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer Schafer	Deepia LLC	
(NAME)	(NAME)	**147-07-0B-023.00-CO**
4958 Edmondson Pike #23	306 Northcreek Blvd. Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Goodlettsville TN 37072	
(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, **PARKER MCCRACKEN, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER SCHAFER,** 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:

Land in Davidson County, Tennessee, being ~~Lot~~ unit No. E-23, Parcel No. 23 on the Plan of Woodlea Place Townhouses of record in Plat Book 5050, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Golden Key, LLC, a Tennessee Limited Liability Company by Warranty deed from Walter R. Dowlen or Jeanine Dowlen, Trustee of the Dowlen Family Trust of record in Instrument No. 20220127-0009875 Register's Office for Davidson County, Tennessee, dated December 15, 2021 and recorded on January 27, 2022.

Being the same property conveyed to Parker McCraken from Golden Key, LLC, A Tennessee Limited Liability Company by Quitclaim Deed of Record in Instrument No: 202204210046402, Register's Office for Davidson County, TN. Golden Key, LLC, A Tennessee Limited Liability Company being also known as PMC Properties, LLC DBA Golden Key.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5050, Page 101, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 1850, Page 566, amended in Book 4750, Page 536 and Book 5197, Page 544, Register's Office for Davidson County, Tennessee.
- By-Laws of Woodlea Place Homeowners' Association, Inc. of record in Book 5197, Page 585, Register's Office for Davidson County, Tennessee.
- Easement for utilities granted Electric Power Board of record in Book 3255, Page 532, Register's Office for Davidson County, Tennessee.
- Woodlea Place Townhomes adopted rules and regulations of recorded in Book 6636, Page 970, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas to Woodlea Place Homeowner's Association of record in Book 5201, Page 958, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 10010, Page 45, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1715, Page 537, Book 1629, Page 115, Book 1726, Page 379, Book 1729, Page 195 and Book 2595, Page 381 , in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4958 Edmondson Pike #23, Nashville, Tennessee 37211**.

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 1st DAY OF APRIL, 2022.

Parker McCracken

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PARKER MCCRACKEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 04/1/2022 (date of document).

Affiant Signature

4.5.2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 5th day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY