THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220340066**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Affiant Subscribed and sworn to before me, this 6th day of May, 2022. Notary Public My Commission Expires: 5/7/24

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

Karen Johnson Davidson County
Batch# 852697 DEEDWARR
05/09/2022 01:37:24 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20220509-0053004

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher Doughty and Courtney Locke 95 McKennell Drive Nashville TN 37206	New Owner	Tax Parcel ID No. 072 15 0R 002.00

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, **Hannah Mcleod n/k/a Hannah McLeod Parks, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Doughty and Courtney Locke, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes at 1435 Porter Road, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1435 Porter Road, a Horizontal Property Regime, of record in Instrument Number 20150805-0078128, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Hannah Mcleod, a single woman, by Warranty Deed from Paty Construction, LLC, of record in Instrument No. 20160629-0066296, in the Register's Office of Davidson County, Tennessee, dated June 28, 2016 and recorded on June 29, 2016.

Kevin Richard Parks joins in this instrument for the purpose of conveying any and all interest in said property, marital 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.

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 Porter Place, as recorded in Instrument No. 20080326-0030485 .

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150805-0078128.

This is improved property located at 95 McKennell Drive Nashville TN 37206

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 6th day of May, 2022.

Hannah McLeod Parks

Kevin Richard Parks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hannah McLeod Parks and Kevin Richard Parks,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 6th day of May, 2022.

Notary Public

My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024