WARRANTY DEED

KAREN BOSWELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/26/2025 DICKSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 2/26/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric Gamazon	new owner	142-02-0C-022.00
(NAME)	(NAME)	
628 Parkvue Place Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 867160 DEEDWARR
06/03/2022 02:43:01 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20220603-0064473

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Richard A. Lehmann and Allison Lehmann,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Eric Gamazon, a single person,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit 22, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Parkvue, a Horizontal Property Regime with Private Elements, as of record in Instrument Number 20190206-0011430, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Allison Lehmann and Richard A. Lehmann, wife and husband from Parkside Builders, LLC, a Tennessee limited liability company, by Warranty Deed on March 17, 2020, of record in Instrument Number 20200323-0031301, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of record in Instrument Number 20190206-0011430, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown in Plat Book 3, Page 15, in the Chancery Court for Davidson County, Tennessee, and Plat of record in Instrument Number 20190125-0007493, Register's Office for Davidson County, Tennessee.

Easement of record in Book 5336, Page 128, Register's Office for Davidson County, Tennessee.

Charter/Articles of Organization of record in Instrument Number 20190204-0010128, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions, Plat, Charter and By-Laws and all attachments thereto of record in Instrument Number 20190206-0011430, and as supplemented in Instrument Number 20191007-0102593, Register's Office for Davidson County, Tennessee.

Grant of overhead line easement of record in Instrument Number 20190402-0029629, Register's Office for Davidson County, Tennessee.

Collateral Assignments of Declarant Rights and Prohibition Against Encumbrances of record in Instrument Number 20180410-0033784; Instrument Number 20190206-0011431 and Instrument Number 20191122-0120877, Register's Office for Davidson County, Tennessee.

Collateral Assignments of Water & Sewer Taps of record in Instrument Number 20200121-0006678, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

unimproved ☐

This is improved ☑ property, known as 628 Parkvue Place Dr, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 1st day of June, 2022.

Richard A. Lehmann

Allison Lehmann

State of Tennessee
County of Davidson

Personally appeared before me Richard A. Lehmann and Allison Lehmann, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of June, 2022.

Notary Public Judith C. Jacobs
My Commission Expires: 4-16-23

File No.: 202205010

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-P-22628