Karen Johnson Davidson County
Batch# 877016 DEEDWARR
06/24/2022 08:27:30 AM 5 pgs
Fees: $28.00 Taxes: $2,072.00
20220624-0072152

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	ClearEdge Title 2605 Enterprise Rd E, Ste 270 Clearwater, FL 33759	EKRE of TN LLC 111 West 33rd Street, 1901 New York, NY 10120

Order Number: C-TN849799

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Nyneshia Williams and Montrell LaShun Williams, Wife and Husband**, for Five Hundred Sixty Thousand Dollars and 00/100 ($560,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **EKRE of TN LLC, a New York Limited Liability Company**, whose address is 111 West 33rd Street, 1901, New York, NY 10120, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 2 on the Final Plat, Parkview Preserve, Phase 1A, of record in Instrument No. 20190415-0034123, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All matters appearing on the plan of record in Instrument No. 20190415-0034123 Register's Office for Davidson County, Tennessee.
All matters as set forth per boundary plats of record in Plat Book 547, Page 46 and Instrument No. 20130110-0003257, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No.

20190503-0041704 Register's Office for Davidson County, Tennessee.

Charter of Parkview Preserve Homeowners Association, Inc. of record in Instrument No. 20190418-0035627, Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument No. 20180629-0062942, Register's Office for Davidson County, Tennessee.

Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.

Right of Way Easement of record in Book 2014, Page 308 and Book 3164, Page 487, Register's Office for Davidson County, Tennessee.

Easement of record in Book 3255, Page 507, Register's Office for Davidson County, Tennessee.

Easement of record in Book 6113, Page 624, Register's Office for Davidson County, Tennessee.

Ingress-Egress Easement of record in Instrument No. 20130118-0006195, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers of record in Book 5195, Page 443, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the survey dated November 30, 2017, prepared by Ragan-Smith Associates, Inc., by John T. Darnall, TN R.L.S. No. 1571, Job No. 17163.

The flow of any creeks, streams or branches across subject property.

Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in DCCR's/Master Deed.

All other easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 025080A00200CO
Street address of property: 98 French Street, Goodlettsville, TN 37072

Prior Instrument References by which Grantor(s) acquired title: Instrument 20200220-0018848 in the Register's Office, Davidson County, Tennessee.

Signed this 27 day of May, 2022.

Signature of Grantor(s):

Nyneshia Williams

Montrell LaShun Williams

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 27 day of May, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Nyneshia Williams and Montrell LaShun Williams, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Kimberly Kronick-Worrall
Notary Public

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 025080A00200CO
Street address of property: 98 French Street, Goodlettsville, TN 37072

Oath of Consideration

I or we, Nyreshia Monreal the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $560,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 27 day of May, 2022.

Signatures of Affiant(s):

Nyreshia Williams

Sworn and subscribed before me this 27 day of May, 2022.

Kimberly Kronick-Worrall
Notary Public

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, **Judy Ross**, 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 5/27/2022 (date of document).

Judy Ross

Affiant Signature

6/19/2022

Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 19th day of June, 2022.

RANDI MEYER
Notary Public - State of Florida
Commission # HH 014934
My Comm. Expires Jun 25, 2024
Bonded through National Notary Assn.

Randi Meyer

Notary's Signature

MY COMMISSION EXPIRES: Randi Meyer RM
06/25/2024

NOTARY'S SEAL