WARRANTY DEED

Karen Johnson Davidson County
Batch# 882839 DEEDWARR
07/01/2022 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20220701-0076583

File #22-DM-4346-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Kyle W. Denny and Wendy A. Denny, Trustees of the Denny Family Trust dated March 24, 2011	**SAME**	
(NAME)	(NAME)	**173 09 0A 651.00**
1938 Arroyo Avenue		
(ADDRESS)	(ADDRESS)	
San Carlos, CA 94070		
(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, **SUMMER LAYNE TALBOTT, N/K/A SUMMER LAYNE PARRY AND STUART PARRY, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KYLE W. DENNY AND WENDY A. DENNY, TRUSTEES OF THE DENNY FAMILY TRUST DATED MARCH 24, 2011** 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 No. 770, as shown on the map entitled Section One of Phase Eight, Lenox Village, of record in Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Summer Layne Talbott and Stuart Parry, wife and husband, by Warranty Deed from James Hickman, unmarried, of record in Instrument No. 20190620-0059310, in the Register's Office of Davidson County, Tennessee, dated June 14, 2019 and recorded on June 20, 2019.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One of Phase Eight, Lenox Village, as recorded in Plat Instrument No.20060824-0104608 .
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826; Supplemental Declaration recorded in Instrument No. 20021226-0158458; Instrument No. 20060321-0032383; Ratification Amendment of recorded in Instrument No. 20080403-0033974; Instrument No. 20080403-0033975 and amendment of recorded in Instrument No. 20220228-0022407.
*Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Instrument No. 20020315-0032825 as amended by instruments of record in Supplemental Master Deed in Instrument No. 20021226-0158459 and Instrument No. 20040526-0062221; Instrument No. 20060321-0032382 and Amendment of recorded in Instrument No. 20080326-0030449.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20080429-0043346.
*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20010918-0100849; Instrument No. 20010918-0100850; Instrument No. 20010918-0100851 and Instrument No. 20010918-

0100852.
*Easement for Drainage Easement and Maintenance Agreement for Detention Facilities, recorded in Instrument No. 20150817-0082475 and Instrument No. 20150817-0082476.
*Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020628-0078164; Instrument No. 20020722-0087469 and Instrument No. 20051213-0149579.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4346 Barnes Cove Drive, Nashville, TN 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 30th day of June, 2022.

Summer Layne Parry

Summer Layne Parry

Stuart Parry

Stuart Parry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2022, before me personally appeared Summer Layne Parry, 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 30th day of June, 2022.

Notary Signature
My commission expires:

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-19-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2022, before me personally appeared Stuart Parry, 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 30th day of June, 2022.

Notary Signature
My commission expires:

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-19-2023

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

True Copy Certification

I, **Diane March,** 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 this the 30th day of June, 2022.

Affiant Signature
Date 06/30/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30th day of June, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

