Karen Johnson Davidson County
Batch# 905970 DEEDWARR
08/22/2022 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20220822-0094342

37261

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220741836**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $230,000.00. Affiant Subscribed and sworn to before me, this 19th day of August, 2022. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner: Ramin Armaz and Alyse Renee Meier 505 Park Court Nashville TN 37211	Send Tax Bills To: Cadence Bank PO Box 3356 Tupelo, MS 38803	Tax Information: Tax Parcel ID No. 162 01 0E 003.00

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, **Tracy O'Neal Lockridge, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ramin Armaz and Alyse Renee Meier, 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Park Court R-10 Residential P.U.D., of record in Plat Book 6900, Page 967, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Patricia Ann Burton, by Warranty deed from W.L. Bainbridge, Inc., of record in Book 8040, Page 439, in the Register's Office of Davidson County, Tennessee, dated January 30, 1990 and recorded on February 05, 1990. The said Patricia Ann Burton being deceased as of March 29, 2021, devising subject property to Tracy O'Neal Lockridge. See Probate Case No. 21P-1946, Davidson County Probate Court.

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.

Taxes for the year 2022 and thereafter, not yet due and payable.

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 Park Court R-10 Residential P.U.D., as recorded in Plat Book 6900, Page(s) 967.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Park Court, as recorded in Plat Book 6050, Page(s) 364.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7930, Page 986, as amended in Book 8010, Page 476 and Book 8010, Page 478 and Amendment to Bylaws recorded in Book 7931, Page 3.

Conveyance for Water and Sewerage Services recorded in Book 8204, Page 235 and Book 8204, Page 261.

This is improved property located at 505 Park Court Nashville TN 37211

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 19th day of August, 2022.

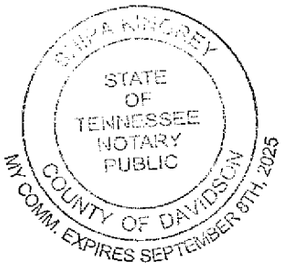
Tracy O'Neal Lockridge

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tracy O'Neal Lockridge, 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 19th day of August, 2022.

Notary Public
My Commission Expires: _____



TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 8/19/22

GEORGE E. MUDTER, JR.
Dated 8/19/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 8/19/22

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

