Karen Johnson Davidson County
Batch# 926648 DEEDWARR
10/06/2022 10:40:06 AM 3 pgs
Fees: $18.00 Taxes: $2,293.63

20221006-0110255

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37329-09-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $619,900.00. Affiant Subscribed and sworn to before me this 30th day of September, 2022. Notary Public My Commission Expires:

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Max Ethan Fishel 113 Gale Park Lane Nashville, TN 37204	NEW OWNER	Map and Parcel No.: 118 06 0D 010.00

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, Parker L. Kling, a married man ("Grantor") has this day bargained and sold, and does hereby transfer and convey to Max Ethan Fishel, unmarried ("Grantee") his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 113 Gale Park Lane, Nashville, Davidson County, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Tiffany Kling, spouse of Parker L. Kling, joins in the execution of this instrument for the purpose of conveying all of her interest, marital or otherwise, in the subject property to Grantee.

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 the 30th day of September, 2022.

GRANTOR:

Parker L. Kling

Tiffany Kling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Parker L. Kling and Tiffany Kling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2022.

Notary Public
My Commission Expires:

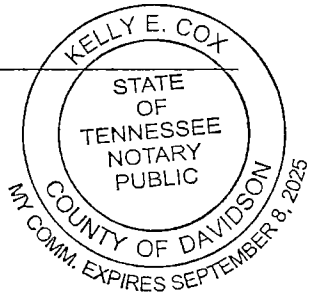


EXHIBIT "A"

Land In Davidson County, Tennessee, Being Unit 10, Gale Park Single Family Homes, A Condominium, As Described In Declaration Of Record In Instrument No. 20110224-0015356, Amended In Instrument No. 20110311-0019705, Register's Office For Said County, To Which Reference Is Hereby Made For A More Complete Description.

Being the same property conveyed to Parker L. Kling, Unmarried, by Warranty Deed from Gale Park, LLC, of record in Instrument No. 20120124-0006543, in the Register's Office of Davidson County, Tennessee, dated January 17, 2012 and recorded on January 24, 2012.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2023 and subsequent years, a lien, not yet due and payable, which are assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Gale Park, as recorded in Instrument No. 20110208-0011108.
3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Gale Park Single-family Homes, A Condominium of record in Instrument No. 20110224-0015350, as amended by instrument(s) of record in Instrument Nos. 20110311-0019706, 20120508-0039772, 20120921-0086161, 20130306-0022200 and 20131230-0130919; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Gale Park Single-family Homes, A Condominium of record in Instrument No. 20110224-0015356, as amended by instrument(s) of record in Instrument No. 20110311-0019705 corrected by Scrivener's Affidavit in Instrument No. 20110531-0041215, amended in Instrument Nos. 20120508-0039773, 20120921-0086162, 20130306-0022201 and 20200327-0033394; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
5. Easement for Slope and Grading, recorded in Instrument No. 20041108-0134230.
6. Easement recorded in Book 10131, Page 935 and Book 10131, Page 939.
7. Drainage, Detention, Access Road and Sign Agreement as set forth in instrument recorded in Book 9237, Page 382.
8. Site Development Agreement as set forth in instrument recorded in Book 9237, Page 425.
9. Reserve Easement and Restrictions Agreement as set forth in instrument recorded in Book 9237, Page 495.
10. Inspection And Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20100810-0063194.
11. All of the terms and provisions set forth and contained in that certain Lease between Trion Melrose, L.P., a Georgia limited partnership, Lessor, and Walgreen Co., a Illinois corporation, Lessee, a memorandum of which is recorded in Book 8246, Page 227.