Karen Johnson Davidson County
Batch# 943658 DEEDWARR
11/22/2022 08:11:30 AM 6 pgs
Fees: $33.00 Taxes: $2,775.00
20221122-0123454

THIS INSTRUMENT PREPARED BY:
Law Office of David A. Childress
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
615.386.9235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

AFFIANT

Subscribed and sworn to before me this 21st day of November 2022.

Notary Public
My Commission Expires:
5/9/2023

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s) As Follows:

W. Michael Davis
Katherine Davis
106 Park Glen
Nashville, TN 37204

Send Tax Bills To:

Bond Mortgage
318 Seaboard Lane #115
Franklin TN 37067

Parcel ID Number

131-08-0D-106.00CO

WARRANTY DEED

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 consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

ALICE ROGAN, Marrried

(herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto

WALLIS MICHAEL DAVIS and KATHERINE YAGER DAVIS, Husband and Wife

(herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described in EXHIBIT "A" hereto and incorporated herein by reference (the "Property").

The Property is improved property known as 106 Park Glen, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever; and Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of the Property in fee simple;

has a good right to convey the Property; and the same is unencumbered except as set out in EXHIBIT "B" attached hereto and incorporated herein by reference. Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, Grantees' 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.

I, LEONARD AMDUR, husband of ALICE ROGAN, join in the execution of this deed for the purpose of waiving and conveying all right, title and interest which I may have in the Property by virtue of marriage or otherwise.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 21st day of November 2022.

ALICE ROGAN

LEONARD AMDUR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ALICE ROGAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal, at office, this 21st day of November 2022.

D A Childress
NOTARY PUBLIC

My Commission Expires: 5/9/2023

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, LEONARD AMDUR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal, at office, this 21st day of November 2022.

D A Childress
NOTARY PUBLIC

My Commission Expires: 5/9/2023

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
(to Warranty Deed)

Legal Description

Land in Davidson County, Tennessee, being Unit No. 106, on the Horizontal Property Regime for Park Glen, as recorded in the Master Deed of record in Book 6578, Page 379, as amended in Book 9473, Page 900 and Instrument No. 20020314-003206, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in the Master Deed.

Being the same property conveyed to ALICE ROGAN by deed from J.C. MARQUARDT, dated March 6, 1997, of record in Book 10372, Page 716, said Register's Office.

EXHIBIT "B"
(to Warranty Deed)

Exceptions

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 right of ways for public utilities that appear in the appropriate public record.

1. Davidson County taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 6250, Page 188, Register's Office for Davidson County Tennessee.

3. Master Deed of record on Book 6578, Page 379, including By-Laws appended thereto, as amended in Book 9473, Page 900 and Instrument No. 20020314-0032069, said Register's Office.

4. Declaration of Covenants, Conditions Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6413, Page 475, said Register's Office.

5. Grant of Anchor Easement of record in Instrument No. 20160714-0072320, said Register's Office.

6. Sanitary Sewer Easement of record in Book 4319, Page 942, said Register's Office.

- **The text of a certification of an electronic document must be in the following form.**

I, Emma Howard **, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 11/21/22 **(date of document).**

Emma Howard

Affiant Signature

Date: 11/21/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 **day of** November **,** 2022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

