

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $472,500.00.

Affiant

Subscribed and sworn to before me, this 8th day of December, 2022.

Notary Public

My commission expires: Feb. 22, 2025

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 950226 DEEDWARR
12/12/2022 09:34:37 AM 2 pgs
Fees: $13.00 Taxes: $1,748.25

20221212-0128549

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Marcel Rodriguez Ramazzini and Carrie Anne Berryman	**New Owner**	**131-02-0H-018.00CO**
4226 Hillsboro Pike		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Charles N. Parker and Marcia C. Parker, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marcel Rodriguez Ramazzini and Carrie Anne Berryman, husband and wife, as tenants by the entireties

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 4226, together with Parking Space(s) as specified on the Plat shown in the Master Deed, on the Plan of Hillsboro Quarters Condominiums, Phase I, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hillsboro Quarters Condominiums, of record under Instrument No. 20040421-0045569, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hillsboro Quarters Condominiums, Phase I, for placement of Units and Parking Spaces, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20040421-0045569 and as amended as Instrument No. 20040511-0054050, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Charles N. Parker and Marcia C. Parker, husband and wife, by Warranty Deed from Craighead Patten Properties, a Tennessee joint venture, dated May 21, 2004, of record in Instrument No. 20040525-0061163, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Master Deed of record in Instrument No. 20040421-0045569, amended in Instrument No. 20040511-0054050, Instrument No. 20050110-0003192 and Instrument No. 20050425-0045365, Register's Office for Davidson County, Tennessee.
By Laws of record in Instrument No. 20070905-0106403, Register's Office for Davidson County, Tennessee.
Deed of common areas to Homeowners Association of record in Instrument No. 20041230-0155026 and Instrument No. 20061229-0161138, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20030530-0073121, in the Register's Office for Davidson County, Tennessee.
All matters of record in Book 547, Pages 85 and 86, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20040330-0035515, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewers and/or Storm Drainage Easement of record in Instrument No. 20040526-0061600 and Instrument No. 20040526-0061601, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4226 Hillsboro Pike, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 7th day of December, 2022.

Charles N. Parker

Marcia C. Parker

STATE OF FL
COUNTY OF Walton

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Charles N. Parker and Marcia C. Paker, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 7 day of December, 2022.

Notary Signature
My commission expires: 10-30-25

NOTARY PUBLIC STATE OF FLORIDA
SHAWN RUMFELT
Commission # HH 147508
Expires October 30, 2025
Bonded Thru Budget Notary Services

File #: 22-678
RECORD & RETURN TO:
~~McCann & Hubbard~~
1804 Williamson Court, Suite 201
~~Brentwood, TN 37027~~
HUDSON, REED & CHRISTIANSEN, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TN 37130