PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 952643 DEEDWARR
12/16/2022 02:19:11 PM 2 pgs
Fees: $13.00 Taxes: $1,267.25
20221216-0130413

Ivey Title, LLC Ref: (DM) Title No.: 62936
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Allison Leigh Kennedy 410 Sloan Road Nashville, TN 37209	New Owner

TAX MAP PARCEL NUMBERS: 103080B41000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$342,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kelsey F. Urness, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Allison Leigh Kennedy, an unmarried woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being No. 410 Building "C" of Parklane Condominiums Phase IV, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 7646, page 264, Register's Office for said County, to which source reference is hereby made for more complete details of description.

Being the same property conveyed to Kelsey F. Urness by Warranty Deed from Megan Casey, a single woman, dated September 19, 2019 and recorded on September 20, 2019, of record in Inst. No. 20190920-0095916, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, as shown on Exhibit "B" to the Master Deed of record in Book 7646, page 264, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 7646, page 264, Bylaws in Book 7376, page 571, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of Parklane Homeowner's Association of record in Book 7710, page 305, amended in Book 7895, page 173, said Register's Office; Easement to Comcast of Nashville I, LLC, of record in Inst. No. 20160301-0019394, said Register's Office.

This is improved property, known as 410 Sloan Road, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of December, 2022.

Kelsey F. Urness

Kelsey F. Urness

State of Tennessee

County of Davidson

On this 12th day of December, 2022, before me the undersigned authority, personally appeared Kelsey F. Urness, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $342,500.00.

Affiant

Sworn and subscribed before me this 13 day of December, 2022.

My Commission Expires: SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

Notary