Karen Johnson Davidson County
Batch# 956090 DEEDWARR
12/29/2022 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,377.25
20221229-0133566

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $642,500.00.

Affiant

Sworn to and subscribed before me this 28th day of December, 2022.

Notary Public
My Commission Expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Magdalena Madden	3308 Harriet Park Drive	Synovus Bank	
3308 Harriet Park Drive		P O Box 2868	172-10-0C-003.00-CO
Nashville, TN 37211	Nashville, TN 37211	Columbus, GA 31902	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Kathryn Pentico and Derrick Pentico, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Magdalena Madden, an Unmarried Woman,** (Grantee), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Final Plat of Parkside Subdivision of record in Plat at Instrument No. 20140613-0051708, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathryn Pentico and Derrick Pentico by Warranty Deed from Rodulfo Hernandez and Suelen Hernandez, husband and wife, of record in Instrument No. 20190314-0023407, Register's Office for Davidson County, Tennessee, dated March 01, 2019 and recorded on March 14, 2019.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2023, a lien not yet due and payable.
Subject to all matters shown on the Plan of record as Instrument Number 20140613-0051708, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140502-0037607, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter of Parkside Homeowners Association, Inc. of record in Instrument Number 20140502-0037606, in the Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20130904-0093193, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Instrument Number 20130917-0097738, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed for common area conveyance of record in Instrument Number 20180424-0038568, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.
No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 28th day of December, 2022.

Kathryn Pentico

Derrick Pentico

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Amanda Birner, the undersigned, a Notary Public, in and for said State and County, **Kathryn Pentico and Derrick Pentico,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 28th day of December, 2022.

NOTARY PUBLIC
My Commission Expires: 2/28/25

AMANDA BIRNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Diane March,** 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 28th day of December, 2022.

Affiant Signature
Date 12/28/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28th day of December, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

