WARRANTY DEED

Karen Johnson Davidson County
Batch# 961173 DEEDWARR
01/13/2023 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $6,512.00
20230113-0003113

File #22-DM-1212-1702

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,760,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-11-26 (AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Andrew Gang and Charmaine D. Dittmar	**SAME**	
(NAME)	(NAME)	**093 09 0C 194.00**
11006 Sweetmeadow Drive		
(ADDRESS)	(ADDRESS)	
Oakton, VA 22124		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BOB PARKS AND WIFE, MARIE PARKS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID ANDREW GANG AND CHARMAINE D. DITTMAR, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit 1702 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781 as amended in Instrument No. 20160614-0060193, Instrument No. 20191230-0134559, Instrument No. 20220329-0036090 and Instrument No. 20221129-0124987 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; and said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Bob Parks and wife Marie Parks, by Warranty Deed from Christopher Destefano and Lauren Destefano, husband and wife, of record in Instrument No. 20170901-0090424, in the Register's Office of Davidson County, Tennessee, dated August 25, 2017 and recorded on September 01, 2017.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the Subdivision plat of Twelfth Avenue South at Demonbreun Street and Laurel Street, as recorded in Instrument No. 20120216-0013756.
*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Twelve Twelve, A Condominium of record in Instrument No. 20140718-0063781, as amended by instrument(s)

of record in Instrument No. 20160614-0060193; Instrument No. 20191230-0134559; Instrument No. 20220329-0036090; Instrument No. 20221129-0124987; 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.
*Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20120411-0031092; as amended in Instrument No. 20180405-0032256.
*Covenants, Conditions and Restrictions as set forth in Declaration of Easements and Restrictive Covenants
*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for StormWater Facilities and Systems recorded in Instrument No. 20130122-0006827.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenant For Detached Structure recorded in Instrument No. 20190709-0066895.
*Easement recorded in Book 4318, Page 544; Book 4370, Page 916 and Book 4395, Page 715; Instrument No. 20140328-0025601 and Instrument No. 20140924-0087646.
*Memorandum of Development Agreement as set forth in instrument recorded in Instrument No. 20150205-0010859.
*Ordinance No. O98-1188 recorded in Book 10965, Page 404, as amended in Book 11625, Page 252; Instrument No. 20020715-0084598; Instrument No. 20130903-0092714; Instrument No. 20130903-0092715 and Instrument No. 20140410-0030060.
*Bill No. 084-571 closing Alley No. 234 extending from 12th Ave S westerly to the easterly margin of Interstate 40 retains easements to the Metropolitan Government of Nashville and Davidson County, Tennessee.
*The Plat Survey by Cherry Land Surveying, Inc., dated December 11, 2012 shows an NES Easement in the Southeast portion of property.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1212 Laurel Street, Unit 1702, Nashville, TN 37203**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 13th day of January, 2023.

Bob Parks

Marie Parks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of January, 2023, before me personally appeared Bob Parks and Marie Parks, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of January, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

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 13th day of January, 2023.

Affiant Signature
Date 01/13/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13th day of January, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2025

