**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-5585-WE

Karen Johnson Davidson County
Batch# 973927 DEEDWARR
02/24/2023 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,654.75
20230224-0013169

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 717,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF Feb 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Jeffery Penner** | First Citizens Bank & Trust | |
| 607 Chesterfield Way | 1314 Park Street | 104-10-0R-007.00-CO |
| Nashville, TN 37212-4004 | Columbia, SC 29201 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I , **Sharidan Kristen Parr, a single person,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~**Jeffery**~~ Jeffrey **Penner, a single person**

HEREINAFTER CALLED THE GRANTEE, HER 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 7, The Chesterfield, as shown of record in Declaration of Covenant, Conditions and Restrictions recorded in Instrument No. 20120627-0056191, as amended in Instrument No. 20121025-0098031, Instrument No. 20121227-0119329 and Instrument No. 20130125-0008275, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particularly description of said Unit.

Being the same property conveyed to Sharidan Kristen Parr, a single person by Warranty Deed from Heang Henry Lim and Leslie Dawn Lim, husband and wife of record in Instrument No. 20180817-0081731 Register's Office for Davidson County, Tennessee, dated August 16, 2018 and recorded on August 17, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **607 Chesterfield Way, Nashville, TN 37212-4004**

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, their heirs and assigns forever; and we do covenant with 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 our hands this the 17 day of February, 2023.

Sharidan Kristen Parr

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sharidan Kristen Parr,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17 day of February, 2023.

My Commission expires: _____

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

## True Copy Certification

I, **Pam Autry,** 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 ~~23rd~~ 17th day of February, 2023.

Affiant Signature
Date 02/23/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23rd day of February, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

