WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th Day of March 2023.

Notary Public

MY COMMISSION EXPIRES: 3/12/2024

(AFFIX SEAL)

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 979573 DEEDWARR
03/10/2023 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $810.30
20230310-0017610

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vanessa Farley	Vanessa Farley	096-11-0A-027-00
(NAME)	(NAME)	
333 Hickory Place	333 Hickory Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Robert McClanahan and Vicki McClanahan, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Vanessa Farley, an unmarried woman** hereinafter called the GRANTEE, her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium unit in Davidson County, Tennessee, Unit No. D-3 in a Horizontal Property Regime as shown on the condominium site plan of Hickory Place Condominiums as of record in the Amendment to the Master Deed of record in Book 6654, Page 910 and referred to as Exhibit "B" found on Page 912, as corrected in Book 6759, Page 533, and referred to as Exhibit "B", found on Page 535. Unit D-3 being part of the Unit Plan for Phases 2-8, Section I, Hickory Place Condominiums of record in Plat Book 6250, Page 795, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Betty Jo Wright, unmarried and Richard L. Parker, Married, as joint tenants with right of survivorship by Trustee's Quitclaim Deed from Anita Lester, Trustee, dated 06/09/2011, of record in Instrument 20110610-0044490, Register's Office for Davidson County, Tennessee.

The said Betty Jo Wright died on 6/22/2016, leaving the said Richard L. Parker the sole surviving tenant by the entirety.

Being the same property conveyed to Robert McClanahan and Vicki McClanahan, husband and wife by Warranty Deed from Richard L. Parker, dated 11/03/2016, of record in Instrument 20161109-0118830, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6250, Page 795, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 6472, Page 435, re-recorded in Book 6476, Page 663, and amended in Book 6654, Page 910, as corrected in Book 6759, Page 533, Book 7015, Page 182, Book 7015, Page 187, and Book 7015, page 192, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Sanitary Sewer Easement including terms and conditions thereof as recorded in Book 6391, Page 482, in the Register's Office for Davidson County, Tennessee. Charter recorded 01/10/1985 of record in Book 6472, Page 429, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 333 Hickory Place, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her assigns forever; and we do covenant with the said GRANTEE 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, her 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.

Effective the 9th Day of March, 2023.

Robert McClanahan

Robert McClanahan

Vicki McClanahan

Vicki McClanahan

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert McClanahan and Vicki McClanahan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of March 2023

Notary Public:
My Commission Expires: 3.8.2025

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202303100017610

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 3/9/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 3/9/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of March, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

