Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 980723 DEEDWARR
03/14/2023 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,013.80
20230314-0018530

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 274,000.00.

Affiant

Subscribed and Sworn before me this 13th day of March , 2023.

Notary Public
My commission expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Zach Coffman and Shelby G. Cole 4108 Saddlecreek Way, Nashville, TN 37013	New Owner	175-02-0G-018-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joseph Michael Parziale and Meghan Kline, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Zachary Coffman, a single man, and Shelby Cole, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being all of Unit No. 5405, on the plan of Old Hickory Commons, Section Five, A Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20190502-0040940, and amended in Instrument No. 20190502-0040941, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by Quitclaim Deed from Old Hickory Commons, LLC, a Tennessee Limited Liability Company, dated August 20, 2020, appearing of record in Instrument No. 20200826-0096635, of the Register's Office of Davidson County, Tennessee.

Further, being the same property conveyed to Joseph Michael Parziale and Meghan Kline, husband and wife, by Warranty Deed from Ole South Properties, Inc., A Tennessee Corporation dated September 25, 2020 and recorded September 30, 2020 of record in Instrument No. 20200930-0112602 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, contained in instrument of record in Instrument Number 20190502-(040940, and amended in Instrument Number 20190502-0040941 and also in the Amended and Restated Declaration of Protective Covenants , Conditions and Restrictions and Master Deed for Old Hickory Commons, filed for record as Instrument Number 20070920-00112646, Instrument Number 20071213- 0143334, Instrument Number 20080710-0071087, Instrument Number 20080317- 0026338, Instrument Number 20101222-0101832, Instrument Number 20130322- 0028759, Instrument Number 20140207-0011094, Instrument Number 20170602- 0055284, Instrument Number 20081117-0113467, Instrument Number 20130322- 0028759 and Instrument Number 20140207-0011094; Stormwater Detention Agreement for Old Hickory Commons filed as Instrument Number 20060307-0026092; Fifty-Foot Colonial Pipeline Easement filed for record in Book 3570, page 11; A Communications Equipment Easement granted to Tennessee Telephone Company, a Tennessee Corporation d/b/a TDS Telecom of record in Instrument Number 20080709-0070604 and Instrument Number 20081121-0114642; Grant of Easement between Old Hickory Commons, LLC and Comcast of Nashville 1, LLC of record in Instrument Number 20161212-0130102; Transmission Line Easements of record in Book 2344, page 432, Book 4425, page 535 and Book 11124, page 716; Boundary Plat of record in Instrument Number 20190820- 0083637; and to any and all matters shown on said plat and survey of record in Instrument Number 20190502-0040940 and amended in Instrument Number 20190502-0040941, all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of records.

This is [X] improved [ ] unimproved property known as 4108 Saddlecreek Way, Nashville, TN 37013 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the ~~13th~~ 9th (AH) day of March , 2023.

Joseph Michael Parziale

Meghan Kline

STATE OF ~~TENNESSEE~~ (AH) Connecticut
COUNTY OF ~~RUTHERFORD~~ (AH) Hartford
9th (AH)

On this ~~13th~~ 9th (AH) day of March, 2023, before me personally appeared Joseph Michael Parziale and Meghan Kline, 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~~ 9th (AH) day of March, 2023.

Notary Signature
My commission expires:

ANJA HOFFMANN
NOTARY PUBLIC
State of Connecticut
My Commission Expires Oct. 31, 2023

Certificate of Authenticity

I, Joshua A. Terry, 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 3/9/2023.

Affiant Signature

3/14/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/14/2023.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON