THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230343839** Karen Johnson Davidson County Batch# 987534 **DEEDWARR** 04/03/2023 11 30 01 AM 2 pgs Fees. $13.00 Taxes $1,979 13 20230403-0023881	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $534,900 00 Affiant Subscribed and sworn to before me, this 31st day of March, 2023. Notary Public My Commission Expires:

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Cynthia P. Wiltshire 604 Parkvue Place Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-02-0C-012 00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Margaret Martin, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cynthia P. Wiltshire, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Land in Davidson County, Tennessee, being Unit No. 12 on the plan of Parkvue, as shown on Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions of Parkvue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190206-0011430, corrected by Scrivener's Affidavit of record in Instrument No 20200323-0031564, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to MARGARET MARTIN, by deed from PARKSIDE BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200601-0056219 , dated May 29, 2020 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 142-02-0C-012.00 CO.

Matters shown on the Plan of record in Instrument No. 20190125-0007493 , said Register's Office

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20190206-0011430 , corrected by scrivener's affidavit of record in Instrument No. 20200323-0031564, in Instrument No. 20191007-0102593, said Register's Office.

Declaration of Restrictive Covenants for Stormwater Facilities and Systems, contained in instrument of record in Instrument No. 20180816-0081031, said Register's Office.

Easement as granted in instrument of record in Book 6107, page 344, said Register's Office.

Easement(s) of record in Instrument No. 20190402-0029629, said Register's Office.

Easement(s) of record in Book 5336, page 128, said Register's Office.

This is improved property located at 604 Parkvue Place Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2023

Margaret Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Margaret Martin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2023

Notary Public

My Commission Expires _____

