(2)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 995345 DEEDWARR
04/24/2023 11 02 54 AM 2 pgs
Fees $13 00 Taxes $3,015 50

20230424-0029913

File #23-PA-0204-203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $815,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM EXP. APRIL 23, 2025

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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)
Elizabeth Arnold	**New Owner**	
(NAME)	(NAME)	**104 02 3M 203.00**
204 Ackley Park Drive, Unit 203		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **DONALD HELLEN AND DARLENE HELLEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH ARNOLD** 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:

Land in Davidson County, Tennessee, being Unit 203, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for The Novello Condominium, a Horizontal Property Regime with Private Elements of record as Instrument No. 20151116-0116232, and amended in Instrument No. 20161220-0133623; Instrument No. 20170925-0097876 and Assignment of Rights recorded in Instrument No. 20180802-0075649, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Donald Hellen and Darlene Hellen, Husband and Wife, by Warranty Deed from Gregory A. Thompson and George M. Iacono, a Married Couple, of record in Instrument No. 20200603-0056738, in the Register's Office of Davidson County, Tennessee, dated June 01, 2020 and recorded on June 03, 2020.

This conveyance is subject to.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Map of West End Park, as recorded in Book 421, Pages 82 and 83.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151116-0116232, as amended in Instrument No. 20161220-0133623; Instrument No. 20170925-0097876 and Assignment of Rights recorded in Instrument No. 20180802-0075649.

*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20141112-0103946.
* Any and all existing easements and restrictions as shown of record not stated herein

BOX 10-A

This is ____ **unimproved** __X__ **improved** property known as: **204 Acklen Park Drive, Unit 203, 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 20th day of April, 2023.

x Darlene Hellen by Donald Hellen Attorney in Fact
Darlene Hellen by Donald Hellen, Attorney-In-Fact

x Donald Hellen
Donald Hellen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of April, 2023, before me personally appeared Donald Hellen, 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 20th day of April, 2023.

C. Loy Carney
Notary Signature
My commission expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of April, 2023, before me personally appeared Donald Hellen, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Darlene Hellen and acknowledged that he executed the same as the free act and deed of the said Darlene Hellen.

Witness my hand, at office, this 20th day of April, 2023.

C. Loy Carney
Notary Signature
My commission expires:

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

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