WARRANTY DEED

Karen Johnson Davidson County
Batch# 1000492 DEEDWARR
05/08/2023 10 16 23 AM 2 pgs
Fees $13 00 Taxes $2,090 50

20230508-0033954

MAIL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 1, 2024

G-EV-23-206

Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 100
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Richard E. Honkanen and Mary H. Honkanen	New owner	
5717 Regency Ct N (NAME)	(NAME)	**118-06-0D-072 00-CO**
(ADDRESS) Mobile, AL 36609	(ADDRESS)	
(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, **ELLIE A. SIGHTS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD E. HONKANEN AND MARY H. HONKANEN, HUSBAND AND WIFE,** 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 72, Gale Park Single Family Homes, a Condominium, as described in Declaration of record in Instrument No. 20110224-0015356, corrected in Instrument No. 20110531-0041215 and amended in Instrument No. 20110311-0019705, Instrument No. 20120508-0039773, Instrument No. 20120921-0086162, Instrument No. 20130306-0022201, and Instrument No 20200327-0033394, Register's Office for Davidson County, Tennessee, to which reference is hereby made; the plat attached as an Exhibit thereto, and the By-Laws appended to said Declaration, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description thereof.

Being the same property conveyed to Ellie A Sights, an unmarried woman by Warranty deed from Heather O'Dell, married, f/k/a Heather B. Whaley of record in Instrument No. 20140903-0080491 Register's Office for Davidson County, Tennessee, dated August 27, 2014 and recorded on September 03, 2014.

This conveyance is subject to·

- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20110208-0011108, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record attached as Exhibit B to the Declaration of Gale Park Single Family Homes recorded as Instrument Number 20120921-0086162, Register's Office of Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Gale Park Single Family Homes, a Condominium, of record in Instrument No. 20110224-0015356, as corrected by affidavit in Instrument No. 20110531-0041215 and amended in Instrument No. 20110311-0019705, Instrument No. 20120508-0039773, Instrument No 20120921-0086162, Instrument No 20130306-0022201, and Instrument No 20200327-0033394, Register's Office for Davidson County, Tennessee
- Charter for Gale Park Single-Family Homes Homeowners Association, Inc., of record in Instrument Number 20110510-0035846, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Gale Park Master Condominium of record in Instrument No 20110224-0015350, amended in Instrument No. 20110311-0019706, Instrument No. 20120508-0039772, and Instrument No 20120921-0086161, Instrument No. 20130306-0022200 and Instrument No. 20131230-0130919, Register's Office for Davidson County, Tennessee
- Charter for Gale Park Owners' Association, Inc , of record in Instrument Number 20110510-0035847, in the Register's Office for Davidson County, Tennessee.
- Private Stormwater Management Facilities of record in Instrument Number 20100810-0063194, in the Register's Office for DavidsonCounty, Tennessee

' • Slope & grading easement of record in Instrument Number 20041108-0134230, in the Register's Office for Davidson County, Tennessee
• Reciprocal easement agreement of record in Book 9237, Page 452 amended in Instrument No 20000317-0027643, in the Register's Office for Davidson County, Tennessee
• Site development agreement of record in Book 9237, Page 425, in the Register's Office for Davidson County, Tennessee.
• Sewer easement of record in Book 3401, Page 167, in the Register's Office for Davidson County, Tennessee.
• Access easement of record in Book 5081, Page 499 and Book 2784, Page 394, in the Register's Office for Davidson County, Tennessee
• Drainage, detention and sign easement of record in Book 9237, Page 382, in the Register's Office for Davidson County, Tennessee.
• Reserve easement and restriction agreement of record in Book 9237, Page 495, in the Register's Office for Davidson County, Tennessee.
• Sanitary sewer easement of record in Book 10131, Page 935, in the Register's Office for Davidson County, Tennessee
• Water Main easement of record in Book 10131, Page 939, in the Register's Office for Davidson County, Tennessee
• Restrictions of record in Book 10184, Page 201, Book 10184, Page 857 and Book 10184, Page 657, in the Register's Office for Davidson County, Tennessee
• Easement of record in Book 8246, Page 227, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **206 Copley Lane, Nashville, Tennessee 37204**

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 27th DAY OF APRIL, 2023

Ellie A Sights

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELLIE A SIGHTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of April, 2023

Notary Public
My Commission Expires. _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212