Karen Johnson Davidson County
Batch# 1003792 DEEDWARR
05/16/2023 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230516-0036608

WARRANTY DEED

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 2023

Notary Public

MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-144

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mark Parrington and Linda Parrington	New owner	128 13 0A 217.00
(NAME) 3 Chestnut Ln	(NAME)	
(ADDRESS) Holbrook, MA 02343	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Helen M. Parrington, a single woman** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Mark Parrington and Linda Parrington, husband and wife,** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Unit No. 217, together with the appurtenant interest in the common elements of The Westfield Condominiums (formerly The Hamlet Condominiums) horizontal property regime established by Master Deed, of record in Book 6678, Page 771 and amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982, Book 7271, Page 256 and Book 9608, Page 719, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned amendment to the Master Deed in Book 6831,Page 982 and being located upon Lot No. 1 on the Plan of The Hamlet of record in Book 6250, Page 748, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Helen M. Parrington, an unmarried woman, by Warranty Deed from Marie Stepan Foster, now known as Marie Stepan, a/k/a Maria A. Stepan, a single woman, of record in Instrument No. 20181030-0107230, in the Register's Office of Davidson County, Tennessee, dated October 19, 2018, and recorded on October 30, 2018.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of

record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law, and (7) all other matters of public record.

This is property located at 217 Westfield Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 15th day of May, 2023.

GRANTOR:

Helen Parrington

Helen M. Parrington

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Helen M. Parrington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 15 day of May, 2023.

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Hunter B. Thrasher

Notary Public

My Commission Expires: 10-26-25

TRUE COPY CERTIFICATION

I, , 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 May 15, 2023.

Signature
Date: May 15, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 15th day of May, 2023 personally appeared before me, a notary public for the State aforesaid, , personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025