Karen Johnson Davidson County
Batch# 1007924 DEEDWARR
05/25/2023 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,368.63
20230525-0039656

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1972

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of May, 2023

Notary Public

Commission Expires: 7/16/24

Address of New Owner	Send Tax Bills To:	Map & Parcel
Allan D. Kerns and Joy H. Kerns 7483 Highway 70 South #102 Nashville, TN 37221	New Owner	142-02-0G-102.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Rebecca L. White and Debra J. Provo, both married to each other as joint tenants

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Allan D. Kerns and Joy H. Kerns, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 102, Condominium Building 2 of Parkvue Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration establishing Parkvue Condominiums of record in Instrument Number 20190206-0011432, as amended in Supplemental Declaration of record in Instrument Number 20191007-0102592, and Instrument Number 20200622-0066809 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A-1" to said Supplemental Declaration in Instrument Number 20191007-0102592 and Instrument Number 20200622-0066809, together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Rebecca L. White and Debra J. Provo, both married as joint tenants by Warranty Deed from Parkside Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201208-0143013 Register's Office for Davidson County, Tennessee, dated November 30, 2020 and recorded on December 08, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7483 Highway 70 South #102, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 24th day of May, 2023.

Rebecca L. White

Rebecca L. White

Debra J. Provo

Debra J. Provo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of May, 2023, before me personally appeared Rebecca L. White, Debra J. Provo and , 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 24th day of May, 2023.

Notary Signature
My commission expires: 7/6/2024

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 5/24/2023.

Affiant Signature – Joshua A. Terry

5/25/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/25/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 28, 2026
COUNTY OF WILLIAMSON