Karen Johnson Davidson County
Batch# 1011744 DEEDWARR
06/06/2023 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20230606-0042867

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 09-07-2026
(AFFIX SEAL)

AMANDA MAYNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 09-07-2026

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Lauren Grace Hickman and George Hickman	New Owner	142 02 0C 014.00
(NAME)	(NAME)	
612 Parkvue Place Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Christopher H. Kuffner and Bess H. Rogers, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Lauren Grace Hickman, an unmarried woman and George Hickman, a married man, as joint tenants with right of survivorship,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 14 of Parkvue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Parkvue, a Horizontal Property Regime, of record in Instrument No. 20190206-0011430, Scrivener's Affidavit recorded in Instrument No. 20200323-0031564, Assignment of Declarant Rights recorded in Instrument No. 20180410-0033784, Instrument No. 20190206-0011431, Supplemented in Instrument No. 20191007-0102592, Instrument No. 20191007-0102593, Assignment of Declarant Rights recorded in Instrument No. 20191122-0120877, Supplemented in Instrument No. 20200622-0066810 and in Instrument No. 20200828-0097615, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A-1" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Christopher H. Kuffner and Bess H. Rogers, husband and wife, by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20200402-0035496, in the Register's Office of Davidson County, Tennessee, dated March 30, 2020 and recorded on April 02, 2020.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A division of the lands in the Cause of Schild vs. Flynn in the Chancery Court at Nashville for Davidson County, Tennessee, as recorded in Book 3, Page 15 (Copy Unavailable), said Register's Office.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Parkvue Subdivision, as recorded in Plat Instrument No. 20190125-0007493, said Register's Office.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190206-0011430, Scrivener's Affidavit recorded in Instrument No. 20200323-0031564, Assignment of Declarant Rights recorded in Instrument No. 20180410-0033784, Instrument No. 20190206-0011431, Supplemented in Instrument No. 20191007-0102592, Instrument No. 20191007-0102593, Assignment of Declarant Rights recorded in Instrument No. 20191122-0120877, Supplemented in Instrument No. 20200622-0066810 and in Instrument No. 20200828-0097615, said Register's Office.
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3375, Page 271, Restriction Termination Declaration and Notice at Instrument No. 20000927-0095686 and Instrument No. 20000927-0095687, said Register's Office.
Easement for Sanitary Sewers, recorded in Book 4441, Page 449, said Register's Office.
Easement for Grant of Overhead Line, recorded in Instrument No. 20190402-0029629, said Register's Office.
Easement for Water and Sewer Taps, recorded in Instrument No. 20200121-0006678, said Register's Office.
Easement recorded in Book 5219 Page 795, Book 5336 Page 128, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 612 Parkvue Place Dr, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Effective the 5th day of June, 2023.

Bess H. Rogers

Christopher H. Kuffner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of June, 2023, before me personally appeared Bess H. Rogers and Christopher H. Kuffner, 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 (or person's) free act and deed.

Notary Public
My Commission Expires: 8/10/25

DONALD R. BARNETT JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
New Owner

File No.: 2023-0394
Warranty Deed TN

Certificate of Authenticity

I, Tonya Loftin, 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 **June 5, 2023**.

Date

Tonya Loftin
Affiant Signature

June 6, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 6th day of June, 2023.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)