WARRANTY DEED

Karen Johnson Davidson County
Batch# 1023483 DEEDWARR
07/07/2023 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20230707-0051816

B-BR-23-1000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/23/2025 (AFFIX SEAL)

Crystal Johnson State of Tennessee Notary Public Sumner County

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)
William C. Parsley, III and Misty Parsley	**First Vision Bank of Tennessee**	
(NAME)	(NAME)	
1000 Patio Drive	**372 W. Northfield Blvd**	**108-03-0A-027.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Murfreesboro, TN 37129**	
(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, **CLAIRE P. TAYLOR AND SUSAN M. SPRING,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM C. PARSLEY, III AND MISTY PARSLEY, 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 27, Lot No. 17, on the Plan of Phase Two, Section Three, Patio Villa, Condominium Site Plan, of record in Plat Book 5200, Page 495, 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 Jessica Start, unmarried by Warranty Deed from Sally J. Brown and J. Mark Hibbert and Susan E. Munz, of record in Instrument No. 20160216-0014491, Register's Office for Davidson County, Tennessee, dated February 11, 2016 and recorded on February 16, 2016

Jessica Young Start died unmarried and intestate on November 28, 2017, her estate is being administered through Davidson County probate Court, Docket No. 18P72, said estate being closed November 19, 2021. She was survived by her mother, Deborah Young with Letters of Administration granted to Stokes Young.

Being the same property conveyed to Claire P. Paul, unmarried by Warranty Deed from Deborah Young, sole heir of the Estate of Jessica Start of record in Instrument No. 20180823-0083831 Register's Office for Davidson County, Tennessee, dated August 22, 2018 and recorded on August 23, 2018.

Claire Patricia Paul died April 21, 2023, her estate being administered, for Muniment of Title Only, through Davidson County Probate Court, Docket No. 23P892. A copy of the Last Will and Testament of Claire P. Paul recorded in Instrument No. 20230526-0039872 and Mumiment of Title recorded in Instrument No. 20230526-0039871, in the Register's Office for Davidson County, Tennessee, said instruments devising subject property to her daughters, Claire P. Taylor and Susan M. Spring.

Said property is not and has never been the primary marital residence of the within named Grantors.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 495, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Patio Villa of record in Book 5970, Page 829, corrected in Book 6014, Page 978, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5970, Page 861, corrected in Book 6406, Page 799, Register's Office for Davidson, County, Tennessee.
- Charter for Patio Villa HOA of record in Book 6031, Page 493, in the Register's Office for Davidson County, Tennessee.

- Rules and regulations of record in Book 7266, Page 827, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Book 6155, Page 234 and 236, in the Register's Office for Davidson County, Tennessee.
- Sewer easement of record in Book 6021, Page 914, Book 6165, Page 747 and Book 6021, Page 843 and Book 6422, Page 55, in the Register's Office for Davidson County, Tennessee.
- Water main easement of record in Book 6021, Page 919 and Book 6165, Page 742 and Book 6422, Page 60, in the Register's Office for Davidson County, Tennessee.
- Avigation Easement and Contract of record in Book 9550, Page 89, 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: **1000 Patio Drive, Nashville, Tennessee 37214**.

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 5th DAY OF JULY, 2023.

Claire P. Taylor

Susan M. Spring by Claire P. Taylor, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAIRE P. TAYLOR, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ____ of July, 2023.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAIRE P. TAYLOR, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SUSAN M. SPRING, and who acknowledged he/she/they executed the same as the free act and deed of the said .

Witness my hand and official seal, this the ____ of July, 2023.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires: _____
(SEAL)

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

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 7/5/2023 (date of document).

Affiant Signature

7/12/2023
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 12 day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County

202307070051816