Prepared by: John Forrest Kelly, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

Karen Johnson Davidson County
Batch# 1025831 DEEDWARR
07/13/2023 11:11:05 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230713-0053738

AMY CROWELL

TO: WARRANTY DEED

AMY LYNN CROWELL, Trustee of the
AMY LYNN CROWELL REVOCABLE TRUST dated July 11, 2023

THIS DEED OF REALTY, executed as of the 11th day of July, 2023, by Grantor, AMY CROWELL, an unmarried woman, to Grantee, AMY LYNN CROWELL, Trustee of the AMY LYNN CROWELL REVOCABLE TRUST dated July 11, 2023, and any amendments thereto,

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, all of Grantor's right, title and interest, to have and to hold and to her heirs and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 14 on the Final Plat of Phase 1, Parkhaven Communities, a Planned Unit Development, of record in Instrument No. 20200527-0054555, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Amy Crowell, an unmarried woman, by Warranty Deed from Parkhaven Communities, LLC, a Tennessee limited liability company, dated March 10, 2022, and recorded March 11, 2022, of record in Instrument No. 20220311-0028431, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20200527-0054555, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions for Parkhaven Communities and By-Laws appended thereto of record in Instrument No. 20210401-0042733, Register's Office for Davidson County, Tennessee;

3) Charter of Parkhaven Communities Homeowners Association, Inc. of record in Instrument No. 20210205-0016866, Register's Office for Davidson County, Tennessee;

4) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20030516-0067076, Register's Office for Davidson County, Tennessee;

5) Conveyance of Conservation Greenway, Open Space and Common areas to Parkhaven Communities Homeowners Association, Inc., of record in Instrument No. 20210308-0029783, Register's Office for Davidson County, Tennessee;

6) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181022-0104460 and Instrument No. 20200923-0109241, Register's Office for Davidson County, Tennessee;

7) Charter of Parkhaven Communities Homeowners Association, Inc. of record in Instrument No. 20210205-0016866, Register's Office for Davidson County, Tennessee;

8) Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20190911-0091968, Register's Office for Davidson County, Tennessee;

9) Subject to the flow of the Cumberland River; and,

10) Subject to the reservation as set out in the Deed of record in Instrument No. 20170802-0078781, Register's Office for Davidson County, Tennessee.

That Grantor (1) covenant that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2023 taxes which Grantee assumes; (2) will forever warrant and defend the title unto Grantee and to her heirs and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Amy K Crowell

AMY CROWELL Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, AMY CROWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 11th day of July, 2023.

My Commission Expires:

May 3, 2027.

Laura Elizabeth McInnis
Notary Public



Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
Amy Lynn Crowell, Trustee of the Amy Lynn Crowell Revocable Trust 6300 York Drive Hermitage, TN 37076	SAME/OWNER
Property Address:	Map and Parcel No.:
6300 York Drive Hermitage, TN 37076	074-16-0A-014.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).