Karen Johnson Davidson County
Batch# 1032396 DEEDWARR
07/31/2023 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,793.50
20230731-0058758

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $755,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/30/2024
(AFFIX SEAL)

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).
Kimberly K. Hollingshead	NEW OWNER	
(NAME)	(NAME)	172-10-0-C-009.00CO
3005 White Park	3005 White Park	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, **Angela L. Dyer, unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kimberly K. Hollingshead**, 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:

Land in Davidson County, Tennessee, being Lot No. 9, on the plan of PARKSIDE, of record in Instrument No. 20140613-0051708, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Angela L. Dyer by Warranty Deed dated 04/28/2016 from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160502-0042642, Register's Office for Davidson County, Tennessee.

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 ☒ 3005 White Park, Nashville, TN 37211
(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.

Matters shown on plat of record in Instrument No. 20140613-0051708, Register's Office for Davidson County, Tennessee. DCCRs for Parkside of record in Instrument No. 20140502-0037607, Register's Office for Davidson County, Tennessee. Charter for Parkside HOA of record in Instrument No. 20140502-0037606, Register's Office for Davidson County, Tennessee. Conveyance of open spaces to the HOA of record in Instrument No. 20180424-0038568, Register's Office for Davidson County, Tennessee. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20130904-0093193, Register's Office for Davidson County, Tennessee.

Effective the 24 day of July, 2023.

Angela L. Dyer by Kim Hicks
Angela L. Dyer, by Kim Hicks as attorney in fact

State of Tennessee
County of Williamson

On this 24 day of July, 2023 before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Kim Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Angela L. Dyer, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of a record in Book_____, Page_____, in the Register's Office of Williamson County, Tennessee.

202307310058757

Witness my hand and Official seal this 24 day of July, 2023.

Notary Public
Commission Expires: 4-12-27

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

Certificate of Authenticity

I, Kimberly Hollingshead, 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 07/24/2023.

Kimberly Hollingshead, Esq.

07/28/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28th day of July, 2023.

Notary Signature

My Commission Expires 05/03/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY