WARRANTY DEED

MISTY M THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-17-2027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,760 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2023

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd , Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Monica Renee Smith	Silverton Mortgage	163-07-0-B-041 00 CO
(NAME)	(NAME)	
1764 Fenway Loop	1201 Peachtree St, #2050	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Atlanta, GA 30361	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Parkside Builders, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Monica Renee Smith, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Being Unit 41, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Ridgeview 2, a Horizontal Property Regime with Private Elements, as of record in Instrument No 20220525-0060929 as amended in Instrument No 20221208-0127875, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit

Being a portion of the same property conveyed to Ridgeview 2 Development, LLC, a Tennessee limited liability company, by Special Warranty Deed from AF PB2, LLC, a Tennessee limited liability company, dated July 27, 2018, of record in Instrument No 20180806-0076926, Register's Office for Davidson County, Tennessee AND Being a portion of the same property conveyed to Parkside Builders, LLC, a Tennessee limited liability company, by Quitclaim Deed from Ridgeview 2 Development, LLC, a Tennessee limited liability company, dated December 13, 2022, as of record in Instrument No 20221219-0130730, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 1764 Fenway Loop, Antioch, TN 37013
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 1043076 **DEEDWARR**
08/28/2023 08 52 42 AM 2 pgs
Fees $13 00 Taxes $1,179 41

20230828-0066877

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, her heirs and assigns forever, and we do covenant with the said GRANTEE 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, her 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

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; All matters appearing on the plat of record in Instrument No. 20220420-0045414; All matters shown in Declaration of Covenants, Conditions and Restrictions, Plat, Charter, Bylaws and all exhibits thereto, of record in Instrument No. 20220525-0060929 and as amended in Instrument No. 20221208-0127875 and as amended in Instrument No. 20230224-0013140; Homeowners Association Charter of record in Instrument No. 20211209-0163365; Restrictions of record in Instrument No. 20080512-0048644, Instrument No. 20120619-0053771, Instrument No. 20140825-0077255 and Instrument No. 20190315-0023984; Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20090316-0023090; Inspection and maintenance agreement for private stormwater management facilities of record in Instrument No. 20081120-0114320, as superseded in Instrument No. 20210318-0036102 and in 20190517-0046896; all of record in the Register's Office for Davidson County, Tennessee.

Witness my/our hands this 23rd day of August, 2023

PARKSIDE BUILDERS, LLC

By Bryan D Spicer
Its. Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D Spicer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Parkside Builders, LLC and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent

WITNESS my hand and official at Franklin, Tennessee, seal this 23rd day of August, 2023

Notary Public
My Commission Expires _____

