Prepared by:
Record and Return To:
Chapman and Rose, [illegible]

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1068655 DEEDWARR
11/06/2023 10:06:46 AM 2 pgs
Fees: $13.00 Taxes: $5,402.00

20231106-0086514

File #23-TC-3712A-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SEZEN YILMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Colton Ortolf and Victoria Fancher		
(NAME)	(NAME) NEW OWNER	**116 12 0W 001.00**
(ADDRESS) 3712A Woodmont Lane, Nashville	(ADDRESS)	
(CITY) (STATE) TN (ZIP) 37215	(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, **ANDREW PARKER AND SAADIA PARKER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COLTON ORTOLF AND VICTORIA FANCHER, 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 No. 3712 A as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 3712 Woodmont Lane Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20161011-0107337, 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 Andrew Parker and Saadia Parker, husband and wife, by Warranty Deed from FP Investments, GP, a Tennessee general partnership, of record in Instrument No. 20171206-0124340, in the Register's Office of Davidson County, Tennessee, dated November 21, 2017 and recorded on December 06, 2017.

This conveyance is subject to:
* 2023 Taxes are a lien, now due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Woodmont Lane Homesites, as recorded in Plat Book 1130, Page 13.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161011-0107337.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1049, Page 546.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1153, Page 230.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3712A Woodmont Lane, Nashville, TN 37215**.

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 1st day of November, 2023.

Andrew Parker

Saadia Parker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of November, 2023, before me personally appeared Andrew Parker, 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's (or persons') free act and deed.

Witness my hand, at office, this 1st day of November, 2023.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of November, 2023, before me personally appeared Saadia Parker, 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's (or persons') free act and deed.

Witness my hand, at office, this 1st day of November, 2023.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204