Karen Johnson Davidson County
Batch# 1071199 DEEDWARR
11/14/2023 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20231114-0088558

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 800 Hingham Street, Suite 101N Rockland, MA 02370 884055 M-C-00284250-2 TO-18457 Tracey Haddad	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $450,000.00 Affiant Subscribed and sworn to before me, this the 9 day of November, 2023. Notary Public My commission expires: 10.20.24 (Affix Seal)

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: pennyMac
NAME: **Lee William Parker**	NAME: 3043 Townsgate Road Suite #200
STREET ADDRESS: **320 Old Hickory Blvd #2701 Nashville, TN 37221**	STREET ADDRESS: Westlake Village, CA 91361
MAP & PARCEL NO.: **128-12-0A-122.00-CO**	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Matthew Valko and Christine Covino, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto **Lee William Parker, unmarried**,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 320 Old Hickory Blvd #2701, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 22 day of August, 2023.

X _____
Matthew Valko

X _____
Christine Covino

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Matthew Valko, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 22nd day of August, 2023.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LUKE KELLUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires 10-2-2023

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Christine Covino, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 22nd day of August, 2023.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LUKE KELLUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires 10-2-2023

EXHIBIT A

The Land is described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 122, Building 27, Eagle Ridge at the Reserve, Section 7, Phase 1B, horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit A to the Master Deed of record in Instrument No. 20011011-0110875, and amended in Instrument No. 20030108-000394, Register's Office for said county, to which source reference is hereby made for a more complete details of description.

Being the same property conveyed to Chelsey Ann Flick and David Roger Flick, as joint tenants with rights of survivorship by Warranty deed from Robert Dale Smith, married of record in Instrument No. 20130903-0092661 Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 03, 2013. (Value of consideration shown in aforementioned deed $246,000.00.)

Being the same property conveyed to Shelby Block and Chelsey Block, husband and wife by Quitclaim deed from Chelsey Ann Flick Block and David Roger Flick of record in Instrument No. 20200528-0055269 Register's Office for Davidson County, Tennessee, dated May 22, 2020 and recorded on May 28, 2020. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Matthew Valko and Christine Covino, husband and wife by Warranty deed from Shelby Block and Chelsey Block, husband and wife of record in Instrument No. 20220610-0066096 Register's Office for Davidson County, Tennessee, dated May 27, 2022 and recorded on June 10, 2022. (Value of consideration shown in aforementioned deed $505,000.00.)

True Copy Certification

I, Yvette Meldrum, 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 Nov. 9, 2023

11/9/23
Signature Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9 day of November, 2023

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

Notary's Signature

10·2024
My Commission Expires: