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|---|---|
| **20231391R**<br><br>Karen Johnson Davidson County<br>Batch# 1078813 DEEDWARR<br>12/05/2023 02:52:30 PM 3 pgs<br>Fees: $18.00 Taxes: $3,885.00<br>20231205-0094055 | STATE OF TENNESSEE<br>COUNTY OF ~~WILLIAMSON~~ Sumner<br>The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the ~~4th~~ 5th day of December, 2023.<br><br>Notary Public<br><br>My commission expires: 03/01/2025 |

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Information for Reference Purposes: |
|---|---|---|
| **Parkway Court Apartments, LLC** | **New Owner** | **071-14-2H-001.00-CO** |
| 2321 E. 4th St. #C500 | | |
| Santa Ana, CA 92705 | | |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Richard W. Nunn, trustee of The Richard W Nunn Revocable Trust**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Parkway Court Apartments, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A on the Plan of Homes at 1205 Brick Church Pike, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Homes at 1205 Brick Church Pike, a Horizontal Property Regime with Private Elements (a Planned Unit Development), pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., as amended, of record in instrument Number 20210122-0009465, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit, and By-laws appended thereto as Exhibit "C," in said Register's Office, are incorporated herein by reference and made a part hereof the same as thought copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Declaration.

Being the same property conveyed to Richard W. Nunn, trustee of The Richard W. Nunn Revocable Trust UAD November 20, 2019 by Warranty Deed from D and M Development, LLC, North Dakota Limited Liability Company of record in Instrument Number 20221014-0112990, in the Register's Office for Davidson County, Tennessee, dated October 14, 2022 and recorded on October 14, 2022.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X__) unimproved (____) property known as 1205 Brick Church Pike, Unit A, Nashville, TN 37207.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 1 day of December, 2023:

The Richard W Nunn Revocable Trust UAD November 20, 2019

By: _____
Richard W. Nunn, Trustee

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**STATE OF ~~TENNESSEE~~** FLORIDA )
**COUNTY OF ~~WILLIAMSON~~** Palm Beach )

**TRUST ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Richard W. Nunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Trustee of The Richard W. Nunn Revocable Trust UAD November 20, 2019, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 1 day of December, 2023.

My Commission Expires: 11-12-2026

_____
Notary Public
Nancy L. Mazza

NANCY L MAZZA
Notary Public - State of Florida
Commission # HH 301838
My Comm. Expires Nov 12, 2026
Bonded through National Notary Assn.

**Tennessee Certification of Electronic Document**

I, Jennifer Russell, 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 12/1/23 (date of document).

Jennifer Russell
Affiant Signature

12/5/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of December 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

