(1)

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,970.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2023

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ıaren Johnson
tch # 1078909
2/06/2023 09:10:26 AM
ıes: $13.00 Taxes: $1,539.09

Davidson County
DEEDWARR
2 pgs

20231206-0094181

s 02-17-2027

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua Chavarria	Liberty Federal Credit Union	163-07-0-B-011.00 CO
(NAME)	(NAME)	
1729 Fenway Loop	P.O. Box 5129	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Evansville, IN 47716-5129	
(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 **Joshua Chavarria, a single man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract parcel of land situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Unit 11, 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, 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 May 19, 2023, as of record in Instrument No. 20230526-0039857, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1729 Fenway Loop, Antioch, TN 37013
(House Number) (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 GRANTEE, his 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, his 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 Grantors; 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 Instrument No. 20230224-00013140; 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 30th day of November, 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 Nashville, Tennessee, seal this 30th day of November, 2023.

_____
Notary Public
My Commission Expires: _____

