WARRANTY DEED

Karen Johnson Davidson County
Batch# 1093797 DEEDWARR
01/24/2024 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,455.32
20240124-0004807

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,330.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of January, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

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
Daniel Ta	New Owner	163-07-0-B-013.00 CO
(NAME)	(NAME)	
1733 Fenway Loop		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 **Daniel Ta, unmarried 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 13, 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 1733 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 2024, 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 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 24th day of January, 2024.

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 24th day of January, 2024.

Notary Public
My Commission Expires: _____

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Jan. 24, 24 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

January 24, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24 day of Jan., 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026