Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**800 Crescent Centre Drive, Suite 140**
**Franklin, TN 37067**

**CRT File No. 240246853**

Karen Johnson
Batch # 1104986
02/27/2024 12:33:30 PM
Fees: $13.00 Taxes: $1,665.00

Davidson County
DEEDWARR
2 pgs

20240227-0013259

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $450,000.00.

Marla Balty
Affiant

Subscribed and sworn to before me, this 26th day of February, 2024.

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: My Commission Expires Nov. 22, 2025

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| John E. Curley, III and Margaret Peyton Curley<br>217 Sloan Road<br>Nashville TN 37209 | New Owner | Tax Parcel ID No.<br>103-08-0B-217.00-CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eric Holder and Sara Catherine Holder f/ka Sara Catherine Wheatley, incorrectly previously vested as Sarah Catherine Wheatley, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John E. Curley, III, married, and Margaret Peyton Curley, unmarried, joint tenants with right of survivorship** , ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 217, Parklane Condominiums, Phase III, Exhibit "B" to Master Deed of record in Book 7486, page 75, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric Holder and Sarah Catherine Wheatley, as Joint Tenants with Right of Survivorship by Warranty Deed from Charles W. Cook., Jr of record in Instrument No. 20170525-0051880 Register's Office for Davidson County, Tennessee, dated May 22, 2017 and recorded on May 25, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7486, Page 75, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of record in Book 7710, Page 305 and Book 7895, Page 173, in the Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7376, Page 580 and Book 7486, Page 80, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20160301-0019394, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 217 Sloan Road Nashville TN 37209

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 26th day of February, 2024.

Eric Holder

Sara Catherine Holder f/k/a Sara Catherine Wheatley

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eric Holder and Sara Catherine Holder f/k/a Sara Catherine Wheatley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2024.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
Nov. 22, 2025