Karen Johnson Davidson County
Batch# 1110941 DEEDWARR
03/14/2024 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,265.40
20240314-0017567

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

CRT File No. 240246850

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $342,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of March, 2024.

Notary Public
My Commission Expires: 8/15/27

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nikolas Green 7501 Highway 70 S, Unit 101 Nashville TN 37221	New Owner	Tax Parcel ID No. 142 02 0C 101.00

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, **Samantha K. Primrose f/k/a Samantha K. Hill and Richard M. Primrose, wife and husband,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Nikolas Green, married man**, ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Unit 101, Building Four, as shown on Declaration for Parkvue Condominiums, A Condominium recorded in Instrument No. 20190206-0011432 and as supplemented in Instrument Nos. 20191007-0102592 and 20200622-0066809 and on Exhibit A-1 of Instrument No. 20200828-0097614, 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.

Being the same property conveyed to Samantha K. Hill and Richard M. Primrose, both unmarried, Joint tenants with right of survivorship, by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20210715-0095288, in the Register's Office of Davidson County, Tennessee, dated July 12, 2021 and recorded on July 15, 2021.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A division of the lands in the Cause of Schild vs. Flynn in the Chancery Court at Nashville for Davidson County, Tennessee, as recorded in Plat Book 3, Page(s) 15 (Copy Unavailable).

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Parkvue Subdivision, as recorded in Instrument No. 20190125-0007493.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Parkvue Subdivision, Revision Two, Lot 2 7483 Highway 70S., as recorded in Instrument No. 20200227-0022020.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Parkvue Subdivision, Revision Three, Lot 4, 7501, Highway 70 S., as recorded in Instrument No.20200812-0089874.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190206-0011430; corrected by Scrivener's Affidavit recorded in Instrument No. 20200323-0031564; and Supplemental Declarations recorded in Instrument Nos. 20191007-0102593, 20200622-0066810 and 20200828-0097615.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Declaration for Parkvue Condominiums, A Condominium Condominium of record in Instrument No. 20190206-0011432; as supplemented in Instrument Nos. 20191007-0102592, 20200622-0066809 and 20200828-0097614; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3375, Page 277 and Book 3375, Page 271 and Restriction Termination Declaration and Notice recorded in Instrument Nos. 20000927-0095686 and 20000927-0095687.

Easement for Sanitary Sewers, recorded in Book 4441, Page 499.

Easement for Grant of Overhead Line, recorded in Instrument No. 20190402-0029629.

Easement for Collateral Assignment of Water and Sewer Taps, recorded in Instrument No. 20200121-0006678.

Easement recorded in Book 5219, Page 795; Book 5336, Page 128 and Book 6107, Page 344.

This is improved property located at 7501 Highway 70 S, Unit 101 Nashville TN 37221

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 6th day of March, 2024.

Samantha K. Primrose f/k/a Samantha K. Hill

Richard M. Primrose

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samantha K. Primrose f/k/a Samantha K. Hill and Richard M. Primrose, 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 6th day of March, 2024.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 3/6/24 (date of document).

Affiant Signature

3/13/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD
NOTARY SEAL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON