(1)

Return to: TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240246867**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $735,000.00. Affiant Subscribed and sworn to before me, this 5th day of March, 2024. Notary Public My Commission Expires: 3/15/25

LINDSAY W. WALKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Allan Joseph Parker and Taylor Marie Parker 2239A Grandview Ave Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-04-0Z-001.00-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, **Richland South, LLC, a Tennessee limited liability company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Allan Joseph Parker and Taylor Marie Parker, MD, husband and wife**, ("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. A on the Plan of 2239 Grandview, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for 2239 Grandview, a Horizontal Property Regime with Private Elements, at Instrument No. 20211013-0137910, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Richland South, LLC, a Tennessee limited liability company by Warranty Deed from Fletcher Thomas, Jr., unmarried of record in Instrument No. 20210416-0050883 Register's Office for Davidson County, Tennessee, dated April 15, 2021 and recorded on April 16, 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.

Subject to all matters shown on the Plan of record in Plat Book 161, Page 14 and 15, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20211013-0137910, 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

This is improved property located at 2239A Grandview Ave Nashville TN 37211

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.

Karen Johnson Davidson County
Batch# 1110977 DEEDWARR
03/14/2024 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20240314-0017610

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 5th day of March, 2024.

Richland South, LLC

By: Hassan Mousavi, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Hassan Mousavi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of Richland South, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 5th day of March, 2024.

Notary Public
My Commission Expires: _____

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

Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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 **03/05/2024**.

Name: **Sheri Morgan**
Title: **President**
Date **03/14/2024**

STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **03/14/2024.**



Notary Public: **Lindsay W. Walker**
My Commission Expires: **03/15/2025**
Commission #: **na**