Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

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

CRT File No. 240247021

Karen Johnson Davidson County
Batch # 1119549 DEEDWARR
04/05/2024 09:36:25 AM 2 pgs
Fees: $13.00 Taxes: $1,357.90
20240405-0024165

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $367,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of April, 2024.

Notary Public
My Commission Expires: Oct. 27, 2025

KATIE SHEFFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Todd Parks 103 Bear Track Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 142 08 0A 027.00

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, **Erika Uhrlass, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Todd Parks, a married person**, ("Grantees"), its successors, 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 27, PHASE I, CORONADA TOWN HOME CONDOMINIUMS, as shown on plat of record in Plat Book 4860, Page 26, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Erika Uhrlass, by Warranty Deed from Jo Ann D. Mason, married, of record in Instrument No. 20141002-0090856, in the Register's Office of Davidson County, Tennessee, dated September 26, 2014, and recorded on October 02, 2014.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE I, CORONADA TOWN HOME CONDOMINIUMS, as recorded in Plat Book 4860, Page(s) 26.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CORONADA Condominium of record in Book 4901, Page 679 as amended in Book 5202, Page 329; Book 5306, Page 241; Book 5522, Page 675 and Book 5869, Page 269; 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.

Easement for Sanitary Sewers, recorded in Book 4788, Page 761 and Book 4816, Page 965.

Easement for Underground Utility, recorded in Book 7173, Page 324.

Easement for Lease, recorded in Book 9045, Page 954.

Easement recorded in Instrument No. 20130118-0006281.
Memorandum of PCS Site Agreement as set forth in instrument recorded in Book 10237, Page 775.

Memorandum of Lease Agreement as set forth in instrument recorded in Instrument No. 20100330-0023625; Instrument No. 20100419-0029232 and Instrument No. 20100419-0029233.

This is improved property located at 103 Bear Track Drive 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 4th day of April, 2024.

Erika Uhrlass

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Erika Uhrlass, 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 4th day of April, 2024.

Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024