Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204
G #37248-8

Karen Johnson
Batch # 1128952
04/30/2024 11:10:34 AM
Fees: $13.00 Taxes: $2,941.50

Davidson County
DEEDWARR
2 pgs

20240430-0031340

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$795,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of April, 2024.

Notary Public

My commission expires: 12/16/24

(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mark H. Kelly **Mary H. Weaver Kelly**	**OWNER**	**Map 106-16-0-A Parcel 037.00co**
3901 West End Avenue #207		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Nan Parrish, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark H. Kelly and Mary H. Weaver Kelly, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 207, together with Parking Space No. 51 on the Plan of 2nd Floor Rokeby Condominium Apartments, of record in Book 5050, Page 16, as amended in Book 5060, Page 105, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Rokeby, a horizontal property regime established by Master Deed of record in Book 4829, Page 138; as amended in Book 4983, Page 98: Book 5096, Page 409; Book 5459, Page 179: Book 7399, Page 814; Book 9828, Page 213, and Instrument No. 20180118-0005409, said Register's Office.

Being the same property conveyed to Nan Parrish, an unmarried person, by Warranty Deed dated March 10, 2016, from Thomas J. Haile, III and wife, Devona Haile, of record in Instrument No. 20160311-0023633, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 5060, Page 105, amending Book 5050, Page 16, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Master Deed of Rokeby, a Condominium, of record in Book 4829, Page 138. By-Laws appended thereto in Book 5096, Page 421, amendment to the Master Deed and By-Laws of record in Book 4983, Page 98, Book 5096, Page 409, Book 5459, Page 179, Book 7399, Page 814, Book 9828, Page 213, and Instrument No. 20180118-0005409, Register's Office for Davidson County, Tennessee. 3) Charter of Rokeby Homeowners' Association, Inc. of record in Book 4949, Page 924, Register's Office for Davidson County, Tennessee. 4) Memorandum of Lease of record in Instrument No. 20190828-0086778, said Register's Office. 5) Grant of Easement by and between Comcast of Nashville I, LLC, and Rokeby Condominium Association, Inc., of record in Instrument No. 20150126-0007082 and Instrument No. 20191029-0110664, Register's Office for Davidson County, Tennessee. 6) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **3901 West End Avenue #207, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, their 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.

Witness my/our hand(s) this **29th** day of **April, 2024.**

Nan Parrish

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Nan Parrish,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **April, 2024.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY