Karen Johnson Davidson County
Batch# 1133224 DEEDWARR
05/09/2024 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,713.10
20240509-0034346

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $463,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-9-2026
(AFFIX SEAL)

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Y-RM-24-7341-123

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel R. Mimnaugh	NEW OWNER	
(NAME)	(NAME)	**114-08-0D-024.00-CO**
7341 Charlotte Park Unit #123		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLOTTE PARK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,**hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL R. MIMNAUGH, UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. D5 on the Plan of Charlotte Park Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20200819-0093574 as amended in Instrument No. 20200824-0095685 and Instrument No. 20220825-0095964 and Instrument No. 20240220-0011248 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 Sila Developments LLC, a Tennessee limited liability company by Warranty Deed from John Benjamin Schaedle, a married man, and Robert George Schaedle, an unmarried man as Tenants in common with the right of survivorship of record in Instrument No. 20200819-0093570 Register's Office for Davidson County, Tennessee, dated August 17, 2020 and recorded on August 19, 2020.

Being a portion of the same property conveyed to Charlotte Park, LLC by Quitclaim Deed from Sila Developments LLC of record in Instrument No. 20200819-0093571 Register's Office for Davidson County, Tennessee, dated August 17, 2020 and recorded on August 19, 2020.

This conveyance is subject to:
- Taxes for the year 2024, a lien 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 Instrument Number 20200819-0093574 amended in Instrument No. 20200824-0095685, and Instrument No. 20220825-0095964 and Instrument No. 20240220-0011248 , Register's Office for Davidson County, Tennessee.
- Assignment of Declarant Rights of record in Instrument Number 20221109-0120218, in the

Register's Office for Davidson County, Tennessee.
• Stormwater Facilities and Systems of record in Instrument Number 20181101-0108350, in the Register's Office for Davidson County, Tennessee.
• Order for easement in favor of Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, a Municipal Corporation, of record in Book 7255, Page 116, in the Register's Office for Davidson County, Tennessee.
• Charter of record in Instrument Number 20200901-0099386, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of a Public Utilities Easement of record in Instrument Number 20231013-0080485 and Instrument No. 20231013-0080488, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7341 Charlotte Park Unit #123, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 9th DAY OF MAY, 2024.

Charlotte Park, LLC

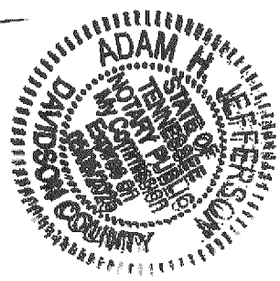
BY:_____
Rahul Patel
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAHUL PATEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGING MEMBER of CHARLOTTE PARK, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of May, 2024.

_____
Notary Public
My Commission Expires: 5-5-25
(SEAL)



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 May 9, 2024 (date of document)

Regina Sullo
Affiant Signature

May 9, 2024
Date

State Of TN

County of Davidson

Sworn and subscribed before me this 9th day of May, 2024

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

