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WARRANTY DEED

(SEAL)

Karen Johnson
Batch # 1133450
05/10/2024 01:14:03 PM
Fees: $13.00 Taxes: $2,923.00

Davidson County
DEEDWARR
2 pgs

20240510-0034616

File #24-PA-0810-PARK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $790,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF May, 2024.

Lydia H Weaver
Notary Public
MY COMMISSION EXPIRES: 7/6/26

LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alexander Parker and Nicola Rutherford	First State Bank	
(NAME) 810 Lancaster Way	(NAME) 41240 Hayes	**104 10 0R 012.00**
(ADDRESS) Nashville, TN 37212	(ADDRESS) Clinton Township, MI 48038	
(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,

SUSAN ELIZABETH FERGUSON, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ALEXANDER KILPATRICK PARKER AND NICOLA JAYNE RUTHERFORD, HUSBAND AND WIFE,

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 12, The Chesterfield, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing THE CHESTERFIELD, a Horizontal Property Regime with Private Elements, of Record in Instrument No. 20120627-0056191, Amended at Instrument Nos. 20121025-0098031, 20121227-0119329 and 20130125-0008275, in the Register's Office, Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Susan Sluser, Unmarried, by Warranty Deed from Chesterfield Cottages, LLC, of record in Instrument No. 20140319-0022620, in the Register's Office of Davidson County, Tennessee, dated March 13, 2014 and recorded on March 19, 2014. The said Susan Sluser is now known as Susan Elizabeth Ferguson.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20120627-0056191, as Amended in Instrument No. 20121025-0098031, Instrument No. 20121227-0119329 and Instrument No. 20130125-0008275.

*Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 675, Page 668, Book 731, Page 425 and Book 741, Page 516.

*Easement for Sanitary Sewer and Appurtenances, recorded in Book 1129, Page 133, Instrument No. 20070302-0025616 and Instrument No. 20120827-0076955.

*Easement for Storm Drainage and Appurtenances, recorded in Instrument No. 20070409-0041475.

*Easement for Water Line and Appurtenances, recorded in Instrument No. 20120827-0077080.

*Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070409-0041489.

*Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **810 Lancaster Way, Nashville, TN 37212**.

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 10th day of May, 2024.

Susan Elizabeth Ferguson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of May, 2024, before me personally appeared Susan Elizabeth Ferguson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of May, 2024.

Notary Signature
My commission expires:

