Karen Johnson Davidson County
Batch# 1143117 DEEDWARR
06/04/2024 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20240604-0041729

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-7-2026

(AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

DM-RR-24-1625

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)
Pasqual A. Slaughter	NEW OWNER	
(NAME) **1625 7th Ave N**	(NAME) 1625 7th Ave N	081-08-4T-007.00-CO
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) Nashville, TN 37208	
(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, **SCOTT PARKIN AND ERIN PARKIN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PASQUAL A. SLAUGHTER, aka PASQUALE A. SLAUGHTER,** 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 situated in Davidson County, Tennessee, being Unit No. 1625 as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1623 and 1625 7th Avenue North, a Horizontal Property Regime with Private Elements of record at Instrument No. 20161109-0118847, and Amended in Instrument No. 20180319-0025609, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Scott Parkin and Erin Parkin, husband and wife by Warranty Deed from Kirtley Whittington and Reynolds Whittington of record in Instrument No. 20181226-0125251 Register's Office for Davidson County, Tennessee, dated December 20, 2018 and recorded on December 26, 2018.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, 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 20161109-0118847, and Amended in Instrument No. 20180319-0025609, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20161109-0118846, in the Register's Office for Davidson County, Tennessee.
- Declaration for Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170209-0013490, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Instrument Number 20170406-0033712, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Instrument Number 20170406-0033718, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1625 7th Ave N, Nashville, Tennessee 37208**.

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 3rd DAY OF JUNE, 2024.

Scott Parkin

Erin Parkin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT PARKIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of June, 2024.

Notary Public
My Commission Expires: 9/21/24
(SEAL)

KIMBERLY E. HORTON
Notary Public - Arizona
Maricopa County
Commission # 588422
My Comm. Expires Sep 21, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN PARKIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of June, 2024.

Notary Public
My Commission Expires: 9/21/24
(SEAL)

KIMBERLY E. HORTON
Notary Public - Arizona
Maricopa County
Commission # 588422
My Comm. Expires Sep 21, 2024

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

Certificate of Authenticity

I, Holly A. Mason, 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 31st 2024.

Affiant Signature

6/3/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of June, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

