THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P23-6744-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 2024. Notary Public MY COMMISSION EXPIRES: 1-8-27 (AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Karen Johnson
Batch # 1148368
06/18/2024 10:15:31 AM
Fees: $13.00 Taxes: $777.00

Davidson County
DEEDWARR
2 pgs

20240618-0045684

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Parker	new owner	
304 Hidden Springs Cove		041-15-0A-023.00-CO
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **West Wood Communities, Inc.**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Parker, a single man**

HEREINAFTER CALLED THE GRANTEE, HIS 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 No 1214 on the Plan of Homes at 1212 and 1214 Tuckahoe Drive, as shown on "Exhibit B" of the Declarations of Covenants, Coditions and Restrictions for Homes at 1212 and 1214 Tuckahoe Drive, recorded as Instrument 20240401-0022347, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of said property

Being the same property conveyed to West Wood Communities, Inc. by Quitclaim Deed of record as Instrument 20240402-0022899, said Register's Office, dated March 19, 2024, and recorded on April 2, 2024.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1214 Tuckahoe Drive, Nashville, TN 37207**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 our hands this the 17th day of June, 2024.

West Wood Communities, Inc.

BY: Howard Caughron Pres

Howard Caughron, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **Howard Caughron,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of **West Wood Communities, Inc.**, the within named bargainor, a Tennessee Crporation, and that he has executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as its President.

Witness my hand and official seal this the 17th day of June, 2024.

Notary Public

my commission expires: 11-827

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE