Karen Johnson Davidson County
Batch# 1150837 DEEDWARR
06/25/2024 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $5,679.50
20240625-0047544

| | |
|---|---|
| BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON<br>(Notary Stamp) | STATE OF TENNESSEE (BH)<br>COUNTY OF ~~WILLIAMSON~~ Davidson<br>The actual consideration or value, whichever is greater, for this transfer is $1,535,000.00.<br>Affiant<br>Subscribed and sworn to before me, this 17th day of June, 2024.<br>Notary Public<br>My commission expires: 5-9-2026 |

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

## WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Michael Hooley and Yvette Hooley** | **New Owner** | **104-02-2A-401.00CO** |
| **1777 Southeast 10th Street** | | |
| **Fort Lauderdale, FL 33316** | | |

FOR AND IN 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,

**Vincent Scott Pascucci, Trustee of Parvati 3000 Trust dated November 15, 2017**

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

**Michael Hooley and Yvette Hooley, 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 No. 401, as established by the Master Deed of The Poston At The Park Condominiums of record in Instrument No. 20151209-0124008, Amendment to Master Deed of record in Instrument No. 20151215-0126061, and Second Amendment to Master Deed of record in Instrument No. 20170330-0031250, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements designated as Limited Common Elements including certain parking space numbers 401A and 401B and Storage Unit 1 on P-1 Main Level Garage as set forth in said Master Deed.

Being the same property conveyed to Trustee of The Parvati3000 Trust, by Warranty Deed from KVR Homes, LLC, a Tennessee limited liability company, dated November 17, 2017, of record in Instrument No. 20171120-0118665, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Master Deed of record in Instrument No. 200151209-0124008, amended in Instrument No. 20151215-0126061, Instrument No. 20170330-0031250 and Instrument No. 20190531-0051836, Register's Office for Davidson County, Tennessee.
c. Charter for Homeowners Association of record in Instrument No. 20151209-0124004, in the Register's Office for Davidson County, Tennessee.
d. All matters of record in Book 57, Page 114, in the Register's Office for Davidson County, Tennessee.
e. Utility Line Easement of record in Instrument No. 20161014-0108914 and Instrument No. 20161014-0108915, in the Register's Office for Davidson County, Tennessee.
f. Easement to Comcast of Nashville I, LLC of record in Instrument No. 20161212-0130105, in the Register's Office for Davidson County, Tennessee.
g. Restrictions for Storm Water Facilities and Systems of record in Instrument No. 20150721-0071420, in the Register's Office for Davidson County, Tennessee.
h. Deed of common areas to Homeowners Association of record in Instrument No. 20190531-0051835, in the Register's Office for Davidson County, Tennessee.
i. Subject to rights of others in and to common areas/elements.
j. Subject to lien for special assessment contained in DCCR's/Master Deed.
k. Subject to HOA dues- if any.
l. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 3000 Poston Avenue, Nashville, TN 37203.

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 17th day of June, 2024.

Parvati 3000 Trust dated November 15, 2017

By: Vincent Scott Pascucci, Trustee
Vincent Scott Pascucci, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Vincent Scott Pascucci, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the PARVATI3000 Trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 17th day of June, 2024.

Notary Signature
My commission expires: 9/1/27

File #: 24-242
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

DAVID N. BANKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

## Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **June 17, 2024**.

Affiant Signature

June 24, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 24th day of June, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25