THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240547869

Karen Johnson Davidson County
Batch # 1155746 DEEDWARR
07/09/2024 01:02:43 PM 2 pgs
Fees: $13.00 Taxes: $1,376.40

20240709-0051392

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $372,000.00.

Marcia Ann McDonald
Affiant

Subscribed and sworn to before me, this 8th day of July, 2024.

SHIRA KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Marcia Ann McDonald 7487 Hwy 70 South, #204 Nashville TN 37221	New Owner	Tax Parcel ID No. 142 02 0E 204.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Laura LiPuma, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marcia Ann McDonald**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being Unit 204, Building Three, as shown on Exhibit A-1 of the Supplemental Declaration for PARKVUE CONDOMINIUMS, A CONDOMINIUM, as of record in Instrument No. 20191007-0102592 and Scrivener's Affidavit in Instrument No. 20191011-0104468, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Laura LiPuma, an unmarried woman, by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20200708-0073848 , in the Register's Office of Davidson County, Tennessee, dated June 30, 2020 and recorded on July 08, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE DIVISION OF THE LANDS IN THE CAUSE OF SCHILD V. FLYNN, as recorded in Plat Book 3, Page 15.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PARKVUE SUBDIVISION, as recorded in Instrument No. 20190125-0007493.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PARKVUE SUBDIVISION REVISION ONE LOT 3, as recorded in Instrument No. 20190920-0095784.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PARKVUE CONDOMINIUMS, A Condominium of record in Instrument No. 20190206-0011432; Collateral Assignment of Declarant Rights recorded in Instrument No. 20190206-0011433 and Collateral Assignment of Water and Sewer Taps recorded in Instrument No. 20200121-0006678; Supplemental Declaration recorded in Instrument Nos. 20191007-0102592 (Scrivener's Affidavit in Instrument No. 20191011-0104468); 20200622-0066809 and 20200828-0097614.; also subject to easements, rights and

interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190206-0011430, Collateral Assignment of Declarant Rights recorded in Instrument No. 20190206-0011431 and Blanket Collateral Assignment of Declarant Rights recorded in Instrument No. 20191122-0120877; Supplemental Declaration recorded in Instrument Nos. 20191007-0102593; 20200622-0066810 and 20200828-0097615; and Scrivener's Affidavit recorded in Instrument No. 20200323-0031564.

Easement recorded in Book 6107, Page 344.

Easement for Overhead Line, recorded in Instrument No. 20190402-0029629.

This is improved property located at 7487 Hwy 70 South, #204 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of July, 2024.

Laura LiPuma

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 8th day of July, 2024.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2026