Prepared by: ,
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr, Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 241149432

Karen Johnson
Batch # 1218866
12/26/2024 09 07 26 AM
Fees $13 00 Taxes $4,266 10

Davidson County
DEEDWARR
2 pgs

20241226-0099409

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,153,000.00

Affiant

Subscribed and sworn to before me, this 20th day of December, 2024.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Samuel Parker and Taylor Parker 923B Gale Lane Nashville TN 37204	New Owner	Tax Parcel ID No. 118-06-0L-004.00-CO

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, **Shannon Green and Jeff Green, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Samuel Parker and Taylor Parker, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County Tennessee, being Unit 2B, 923 Gale Lane Townhomes, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants Conditions and Restrictions, as shown on plat of record in Instrument No. 20140512-0040658, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shannon Green and Jeff Green, wife and husband by Warranty Deed from Province Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20151204-0122298 Register's Office for Davidson County, Tennessee, dated November 30, 2015 and recorded on December 04, 2015.

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.

Taxes for the year 2024, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record as Instrument Number 20140403-0027849 and Plat Book 843, Page 96, Register's Office of 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 20140512-0040658, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20140321-0023271, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 923B Gale Lane Nashville TN 37204

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, Grantors warrant this instrument is effective as of the 20th day of December, 2024.

Shannon Green

Jeff Green

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand, at office, this 19th day of December, 2024.

Notary Public
My Commission Expires: _____

