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

Karen Johnson
Batch # 1284802
06/16/2025 12 46 58 PM
Fees $13 00 Taxes $1,006 40
Davidson County
DEEDWARR
2 pgs
20250616-0046903

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner	Send Tax Bills To·	Map-Parcel No.:
Derek G. Parks and Ashley Parks 35328 White Clover Dr Murrieta, CA 92563	Derek G Parks and Ashley Parks 35328 White Clover Dr Murrieta, CA 92563	091-16-0O-009.00-CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brett Warren Rice, a single man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Derek G. Parks and Ashley Parks, husband wife**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 601 Sylvan Heights Way, 207, Nashville, TN 37209, together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No 207 of 601 Sylvan Heights Way Residential Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq of the Tennessee Code Annotated, under the Declaration establishing 601 Sylvan Heights Way Residential Condominium, of record in Instrument No. 20210223-0021494, as amended in Instrument No. 20210308-0029982, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings there of; said Unit being depicted on Exhibit D to said Declaration.

Being the same property conveyed to Brett Warren Rice by Warranty Deed from Hill Center Sylvan Heights LLC, a Tennessee limited liability company of record in Instrument No 20210721-0097643 Register's Office for Davidson County, Tennessee, dated July 19, 2021 and recorded on July 21, 2021.

This is improved (X) unimproved ( ) property known as 601 Sylvan Heights Way, 207, Nashville, TN 37209.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 7 day of June, 2025

Brett Warren Rice

STATE OF Indiana
COUNTY OF Johnson

On this 7 day of June, 2025, before me personally appeared Brett Warren Rice, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7 day of June, 2025

Notary Signature
My commission expires: 10/12/25

NOTARY PUBLIC SEAL INDIANA
Christine M Hendrickson
Notary Public, State of Indiana
Johnson County
Commission Number 703945
My Commission Expires
October 12, 2025

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AFFIDAVIT OF VALUE

STATE OF Indiana)
COUNTY OF Johnson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $272,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

AFFIANT

Sworn to and subscribed before me this 7 day of June, 2025

Notary Public
My commission expires: 10/12/25

NOTARY PUBLIC SEAL INDIANA
Christine M Hendrickson
Notary Public, State of Indiana
Johnson County
Commission Number 703945
My Commission Expires
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