WARRANTY DEED

Karen Johnson | Davidson County
Batch # 1292446 | DEEDWARR
07/01/2025 01 58 45 PM | 2 pgs
Fees $13 00 Taxes $1,184 00

20250701-0051924

File #25-TC-0301-O

(SEAL) DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 2025

Notary Public
MY COMMISSION EXPIRES 7-3-28

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Taylor Nevill	NEW OWNER ~~Guaranteed Rate, Inc.~~	
(NAME)	(NAME)	**103 08 0B 301.00**
301 Sloan Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MARK E. MOLINYAWE AND ASHLEY D. LOVE, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

TAYLOR NEVILL, AN UNMARRIED WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit.

A certain condominium apartment in Davidson County, Tennessee, being Unit No 301 on the Plan of PARKLANE CONDOMINIUMS, PHASE V, Exhibit "B" to the Master Deed, of record in Book 7896, Page 710, amended in Book 7937, Page 67, Register's Office for said County to which plan and exhibit "B" are incorporated herein and made a part hereof by reference

Being the same property conveyed to Mark E Molinyawe and Ashley D Love, husband and wife, by Warranty Deed from Louis Hargett Sylvester, unmarried, of record in Instrument No. 20110726-0057049, in the Register's Office of Davidson County, Tennessee, dated July 22, 2011 and recorded on July 26, 2011

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PARKLANE CONDOMINIUMS, PHASE V of record in Book 7896, Page 710, as amended in Book 7937, Page 67, 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
* Charter for The Parklane Homeowners' Association recorded as Book 7710, Page 305, as amended in Book 7895, Page 173.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **MARK E. MOLINYAWE**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20250701-0051922, Register's Office for **Davidson** County, Tennessee*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **ASHLEY D. LOVE**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20250701-0051923, Register's Office for **Davidson** County, Tennessee*

This is ____ **unimproved** __X___ **improved** property known as. **301 Sloan Road, Nashville, TN 37209**.

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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(S), 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 the 30th day of June, 2025.

Mark E. Molinyawe by John Bishop, his Attorney-In-Fact

Ashley D. Love by John Bishop, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **MARK E. MOLINYAWE**, and who acknowledged he/she/they executed the same as the free act and deed of the said **MARK E. MOLINYAWE.**

Witness my hand and official seal this **30th** day of **June, 2025.**

Notary Signature
My Commission Expires: _____

TONYA B CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM EXP JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **ASHLEY D. LOVE**, and who acknowledged he/she/they executed the same as the free act and deed of the said **ASHLEY D. LOVE**

Witness my hand and official seal this **30th** day of **June, 2025**

Notary Signature
My Commission Expires: _____

TONYA B CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM EXP JULY 22, 2025

Return to:
Notewordy Title
4235 Hillsboro Pike #300
Nashville, TN 37215