THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1312903 DEEDWARR 08/20/2025 03:33:30 PM 3 pgs Fees: $18.00 Taxes: $1,283.90 20250820-0066772	STATE OF Tennessee) COUNTY OF Lawrence) The actual consideration or value, whichever is greater, for this transfer is: $347,000.00 Affiant Subscribed and sworn to before me, this 20 day of Aug, 2025. Notary Public My Commission Expires:

SONDRA MOUNCE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/21/2029
MAURY COUNTY

WARRANTY DEED

Address New Owner: Lara Khayatt 7483 Highway 70 South Unit 203, Nashville, TN 37221	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 142 02 0G 203.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHLOE E. KIGHT, AN UMARRIED WOMAN,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LARA KHAYATT, UNMARRIED WOMAN** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> **Being Unit 203, Building Two, as shown on Exhibit A-1 of the Supplemental Declaration for Parkvue Condominiums, a Condominium, as of record in Instrument No. 20200622-0066809, 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 Chloe E. Kight, an umarried woman by Deed dated December 11, 2020 from Parkside Builders, LLC, a Tennessee limited liability Company, recorded December 18, 2020, in Instrument Number 202012180150063, in the Official Records of Davidson County, Tennessee.**

This is improved property commonly known as: 7483 Highway 70 South Unit 203, Nashville, TN 37221

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 19th day of August 2025.

CHLOE E. KIGHT

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHLOE E. KIGHT**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of August, 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

CERTIFICATION

I, Sondra Mounger (owner/preparer of document), 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 8-19-25 (date).

Affiant Signature

8-19-25
Date

STATE OF TENNESSEE

COUNTY OF Lawrence

Sworn to and subscribed before me this 19 day of August 2025

Notary Signature

My Commission Expires: 7/5/28

JULIE GANG
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY