WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Stephanie Waddell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/16/29
(AFFIX SEAL)

LAUREN LARGENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson
Batch # 1321905
09/15/2025 03:18:43 PM
Fees: $13.00 Taxes: $1,554.00

Davidson County
DEEDWARR
2 pgs

20250915-0073564

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jay Elbert Parker	**Same as New Owner**	
(NAME)	(NAME)	**143-01-0A-235.00-CO**
235 Windsor Terrace Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **PAUL SHEA AND SUZANNE FULLER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAY ELBERT PARKER, SINGLE MAN,** 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. 235 on the plan of Windsor Terrace Condominiums, Phase III, of record in Book 6250, page 869 and as shown as Exhibit "B" to the Second Amendment to the Master Deed of record in Book 7661, page 40, Register's Office for said County.

Being the same property conveyed to Paul Shea and Suzanne Fuller, husband and wife by Warranty Deed from Stephanie Lewis, a single woman of record in Instrument No. 20190729-0074483 Register's Office for Davidson County, Tennessee, dated July 26, 2019 and recorded on July 29, 2019.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 869, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7150, Page 921, as amended in Book 7436, page 667, re recorded in Book 7464, page 297, amended in Book 7661, page 40; Book 7729, page 206 and Book 7980, page 717 and in Instrument No. 20000811-0079911, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 6800, Page 411, in the Register's Office for Davidson County, Tennessee.
- Easement granted to TVA of record in Book 2274, Page 547, in the Register's Office for Davidson County, Tennessee.
- Water Line Easement of record in Book 6800, Page 409, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6800, Page 417 and Book 6680, Page 517, in the Register's Office for Davidson County, Tennessee.
- Agreement for Private Water Main of record in Book 8067, Page 689, in the Register's Office for Davidson County, Tennessee.
- Charter for Windsor Tower Condominiums Homeowners Association of record in Book 8097, Page 976 and Book 7168, Page 683, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **235 Windsor Terrace Dr., Nashville, Tennessee 37221**.

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 9TH DAY OF SEPTEMBER, 2025.

Paul Shea

Suzanne Fuller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the ___ of September, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of September, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212