Prepared By:
Record and Return To:
Nashville and Residential Title, LLC
10 Burton Hills Blvd., Suite 100
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1404281
04/10/2026 09:20:15 AM
Fees: $13.00 Taxes: $1,110.00

Davidson County
DEEDWARR
2 pgs

20260410-0029126

File #26-TC-7487-101

CARLIE VAN HUIS (SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

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)
Mary Jumonville	**NEW OWNER**	
(NAME)	(NAME)	**142 02 0E 101.00**
7487 Highway 70 South, Unit 101		
(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,

JPS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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

MARY JUMONVILLE,

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:

Being Unit 101, Building Three, as shown on Exhibit A-1 of the Supplemental Declaration for PARKVUE CONDOMINIUMS, A CONDOMINIUM, as of record in Instrument No. 20191007-0102592 and Scrivener's Affidavit recorded in Instrument No. 20191011-0104468, in the Register's Office of 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 JPS Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20200709-0074422, in the Register's Office of Davidson County, Tennessee, dated July 07, 2020 and recorded on July 09, 2020.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DIVISION OF THE LANDS IN THE CAUSE OF SCHILD V. FLYNN, as recorded in Plat Book 3, Page 15.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PARKVUE SUBDIVISION, as recorded in Plat Instrument No. 20190125-0007493.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PARKVUE SUBDIVISION REVISION ONE LOT 3, as recorded in Plat Instrument No. 20190920-0095784.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190206- 0011430, Collateral Assignment of Declarant Rights recorded in Instrument No. 20190206-0011431 and Blanket Collateral Assignment of Declarant Rights recorded in Instrument No. 20191122- 0120877; Supplemental Declaration recorded in Instrument Nos. 20191007-0102593; 20200622-0066810 and 20200828-0097615; and Scrivener's Affidavit recorded in Instrument No. 20200323- 0031564.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PARKVUE Condominium of record in Instrument No. 20190206-0011432; Collateral Assignment of Declarant Rights recorded in Instrument No. 20190206-0011433 and Collateral Assignment of Water and Sewer Taps recorded in Instrument No. 20200121-0006678; Supplemental Declaration recorded in Instrument No. 20191007-0102592 (Scrivener's Affidavit in Instrument No. 20191011-0104468); Instrument No. 20200622-0066809 and Instrument No. 20200828-0097614; 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.
* Easement for Overhead Line, recorded in Instrument No. 20190402-0029629.

* Easement recorded in Book 6107, Page 344.
* Charter for Parkvue Condominiums Homeowners Association Inc., recorded as Instrument No. 20190204-0010127.
* Charter for Parkvue HPR Homeowners Association, Inc., recorded as Instrument No. 20190204- 0010128.
* Attention is directed to the fact that one or more of the boundary lines of the subject property may abut a limited access roadway with rights of access limited to those points designated by the applicable governmental authority.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **7487 Highway 70 South, Unit 101, Nashville, TN 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 8 day of April, 2026.

JPS Properties, LLC, a Tennessee Limited Liability Company

By:_____
Loy Carney, as Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John W. Bishop of the state and county mentioned, personally appeared Loy Carney of JPS Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of JPS Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Loy Carney of JPS Properties, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, TN, this 8 day of April, 2026.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

