# WARRANTY DEED

Karen Johnson
Batch # 1477993
09/25/2026 02:54:58 PM
Fees: $13.00 Taxes: $1,479.63

Davidson County
DEEDWARR
2 pgs

20260925-0089197

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

G-SR-26-3127-102

**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) |
|---|---|---|
| **ECC Properties, LLC** | **Same as New Owner** | |
| (NAME) | (NAME) | **104-02-1A-102.00-CO** |
| **3127 Long Blvd #103** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37203** | | |
| (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, **DENNIS W. PETTY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ECC PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Tract or Parcel of Land in Davidson County, State of Tennessee, Described as follows, To-Wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 102 of Park West Court, a Condominium Development as established by the Master Deed of record as Instrument No. 20050714-0081900 in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code annotated, Title 66, Chapter 27, Section 101, et seq., as amended by Instrument No. 20061030-0134372, said Unit also being shown as part of the plan of record as Exhibit "C" of said Master Deed.

Together with parking space number 22, as showon on Exhibit "C" to Master Deed as amended by Instrument No. 20061030-0134372.

Being the same property conveyed to Dennis W. Petty by Warranty Deed from Karin L. Moore, unmarried of record in Instrument No. 20160915-0097247 Register's Office for Davidson County, Tennessee, dated September 12, 2016 and recorded on September 15, 2016.

The above referenced property was investment property and has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Park West Court of record in Instrument Number 20050714-0081900, amended in Instrument No. 20061030-0134372 and Instrument Number 20211216-0166204, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20211222-016953, in the Register's Office for Davidson County, Tennessee.
- Charter of the Park West Court Condominium Owners Association, Inc. of record in Instrument Number 20050707-0078752, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 647, Page 310; Book 498, page 281 and Book 573, page 53, in the Register's Office for Davidson County, Tennessee.

- Stormwater Detention Agreement of record in Instrument Number 20050913-0110219, in the Register's Office for DavidsonCounty, Tennessee.
- Easement for Storm Drainage of record in Instrument Number 20050913-0109997, in the Register's Office for Davidson County, Tennessee.
- Easement for driveway of record in Book 712, Page 120 and Book 898, page 758, in the Register's Office for Davidson County, Tennessee.
- Grant of Apartment Easements for Joint Driveway of record in Book 11602, Page 445, in the Register's Office for Davidson County, Tennessee.
- Non-Exclusive permanent access easement of record in Instrument Number 20040430-0049497, in the Register's Office for DavidsonCounty, Tennessee.
- Application to Combine Parcels of record in Instrument Number 20050728-0088338, in the Register's Office for Davidson County, Tennessee.
- Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL-2000-364, made applicable by Ordinance No. BL-2000-476, of record in Metropolitan Clerk's Office for said Register's Office.
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3127 Long Blvd. #102, Nashville, Tennessee 37203**.

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 24th DAY OF SEPTEMBER, 2026.

Dennis W. Petty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENNIS W. PETTY, 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 24th of September, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

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