Warranty Deed

Karen Y Johnson Davidson County Batch# 182430 DEEDWARR 01/10/2019 12:13:40 PM 2 pgs Fees: $13.00 Taxes: $1,005.66 20190110-0002768	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $271,800.00. Affiant Subscribed and sworn to before me, this the 9th day of January, 2019. Notary Public My commission expires: 11-5-19

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Stephen A. Parks Beverly S. Parks	New Owner	
2521 Pennington Bend Rd. 200		052140a03800
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DONNA M. DONOFRIO, TRUSTEE OF THE DONNA M. DONOFRIO LIVING TRUST, DATED MAY 8, 1990**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN A. PARKS AND BEVERLY S. PARKS, TRUSTEES OF THE STEPHEN A. PARKS AND BEVERLY S. PARKS REVOCABLE LIVING TRUST**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 33 on the Plan of Pennington Villas Townhomes, as shown on plat of record in Instrument No. 20040812-0097543, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description, and established by Master Deed of record in Instrument No. 20040811-0097169, as amended in Instrument No. 20070928-0115984, said Register's Office.

Being the same property conveyed to Donna M. Donofrio, Trustee, under The Donna M. Donofrio Living Trust dated May 8, 1990 by Warranty deed from Richard Puncochar dba Pennington Partners of record in Instrument No. 20070126-0010739 Register's Office for Davidson County, Tennessee, dated January 25, 2007 and recorded on January 26, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2521 Pennington Bend Rd. #200, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of January, 2019.

Donna M. Donofrio Living Trust, dated May 8, 1990

Donna M Donofrio, Trustee
by Maria N Donofrio, Attorney In fact

Donna M. Donofrio, Trustee, by Maria N. Donofrio
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Maria N. Donofrio, as attorney in fact for Donna M. Donofrio, Trustee of the Donna M. Donofrio Living Trust, dated May 8, 1990, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of January, 2019.

Notary Public

My Commission Expires: 5-3-21

