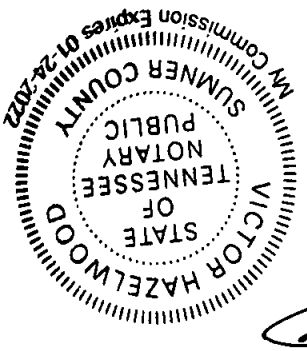
This instrument was prepared by:
Advantage Title and Escrow
1321 Murfreesboro Pike, Suite 823
Nashville, Tennessee 37211



State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transaction is $135,000.00
Beth Hazelwood
affiant
Subscribed and sworn to before me, this the 23rd day of July, 2019

Notary

Karen Johnson Davidson County
Batch# 261577 **DEEDWARR**
07/24/2019 12:55:12 PM 2 pgs
Fees: $13.00 Taxes: $499.50

20190724-0072658

WARRANTY DEED

Address of New Owner:
Beth Hazelwood
124 Lake Terrace Dr
Hendersonville,TN 37075

Send Tax Bills To:
Owner

Map & Parcel:
050-15-145.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOODS AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Antonio Lamont Parker and Anthony Shamell Guardian for Ayden Ja'meer Parker a minor by the power conferred by Montgomery County Chancery Court file # MC-CH-CV-GP-19-3 and every other power** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Beth Hazelwood** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WITNESS:

Land in Davidson County, Tennessee, being Lot No 476 on the map entitled Parkwood Estates, Section 3, of record in Plat Book 3300, Page 31, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed Andre L. Parker and wife, Jacqueline Parker of record in instrument # 20041118-0138527, said Register's Office. Jacqueline Parker predeceased Andre L. Parker. Andre L. Parker died intestate leaving as his sole heirs at law his seven children being Andre Lamont Parker, Kiana Renee Parker, Kiera Lashea Parker, Marquita Campbell, Kayla Parker, Antonio Lamont Parker and Ayden Ja'meer Parker reference heirship affidavit recorded simultaneously herewith in instrument #20190724007216516 The said Andre Lamont Parker, Kiana Renee Parker, Kiera Lashen Parker, Marquita Campbell, Kayla Parker conveyed their interest to Antonio Lamont Parker recorded simultaneously herewith in instrument #20190724007216517.
Ayden Ja'meer Parker was a child and Anthony Shamell was appointed/ ordered as Legal Guardian reference order Attached.

Unimproved (X) known as: **3195 Qualynn Drive Nashville, TN 37207**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenences, estate, title and interest thereto belonging to the covenant with 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 convent and bind ourselves, our heirs an representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), their heirs and assigns against the said land to the lawful claim of persons whomsoever. Wherever, used the singular member shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 23rd day of July , 2019.

Antonio Lamont Parker

Ayden Ja'Meer Parker Anthony Shamell

Ayden Ja'meer Parker by Anthony Shamell his appointed guardian

STATE OF TN COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the state of TN, Davidson County aforesaid, personally appeared **Antonio Lamont Parker** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he signed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this the 23rd day of March, 2019.

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-24-2022

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23rd day of July, 2019, before me personally appeared **Anthony Shamell**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ayden Ja'meer Parker a minor **by the power conferred by Montgomery County Chancery Court file # MC-CH-CV-GP-19-3 and every other power** ., and who acknowledged that such person executed the same as the free act and deed of Ayden Ja'meer Parker.

Witness my hand, at office, this 23rd day of July, 2019.

Notary Public

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-24-2022