WARRANTY DEED

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2019

Notary Public

MY COMMISSION EXPIRES: 6/2/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Oak Lane Law, PLLC, 130 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark E. Storolis	Mark E. Storolis	082-08-0-345.00
(NAME)	(NAME)	
946 Maxwell Avenue	411 Park Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shelia Dodrill, Executrix of the Estate of Mary Elizabeth Parker (aka Mary E. Parker)**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mark E. Storolis,** 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-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of House and Simonton's Subdivision of Lots Nos. 1 to 16, inclusive, to Stratton and Seymour's Addition of record in Plat Book 57, Page 137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Herman R. Parker and wife, Mary E. Parker by Warranty deed from Ethel T. Cobb, unmarried of record in Book 6322, page 431, Register's Office for Davidson County, Tennessee, dated June 21, 1984 and recorded on June 22, 1984. (Value or consideration shown in aforementioned deed $35,000.00.) Herman R. Parker having since died, predeceasing his wife, Mary E. Parker. Mary E. Parker having since died, leaving a Last Will and Testament filed in the Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 18P-2110.

Being also known as 946 Maxwell Avenue Nashville, Tennessee 37206.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved X property, known as 946 Maxwell Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Karen Johnson Davidson County
Batch# 263784 **DEEDWARR**
07/30/2019 09:30:37 AM 2 pgs
Fees: $13.00 Taxes: $808.08

20190730-0074774

Witness my/our hands this 29th day of July, 2019.

Shelia Dodrill
Executrix of the Estate of Mary Elizabeth Parker

State of Tennessee
County of Williamson

Personally appeared before me Shelia Dodrill, as the Executrix of the Estate of Mary Elizabeth Parker, with whom I am personally acquainted, and who acknowledged that executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of July, 2019.

Notary Public
My Commission Expires: 9-6-2022

