THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 280671 DEEDWARR
09/04/2019 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20190904-0089406

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $280,000.00

Affiant

Subscribed and sworn to before me, this 5th day of September, 2019.

Notary Public
My Commission Expires: 05-09-23

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Shaquille Michael 4572 Dry Fork Road Whites Creek, TN 37189	New Owner	Tax Parcel ID No. 039-00-0-231.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WESLEY AND MARY PARKER, HUSBAND AND WIFE** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **SHAQUILLE MICHAEL, SINGLE MAN** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Parker Subdivision, of record in Instrument No. 20020409-0043248, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WESLEY T. PARKER, UNMARRIED, by deed from SAM E. KILGORE AND WIFE, RUTH G. KILGORE, of record in Book 7026, page 525, dated October 30, 1986, said Register's Office. Being further conveyed to WESLEY TAYLOR PARKER AND WIFE, MARY LEE PARKER, AS TENANTS BY THE ENTIRETY, by quitclaim deed from WESLEY TAYLOR PARKER, of record in Instrument No. 20070312-0030302, dated March 12, 2007, said Register's Office.

This is improved property commonly known as: **4572 Dry Fork Road Whites Creek, TN 37189**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 3rd day of September, 2019.

Wesley J. Parker
WESLEY PARKER

Mary Parker
MARY PARKER

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WESLEY PARKER AND MARY PARKER, HUSBAND AND WIFE** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of September, 2019.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

True Copy Certification

I, Elizabeth Preston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020