Karen Johnson Davidson County
Batch# 282267 DEEDWARR
09/06/2019 03:50:21 PM 4 pgs
Fees: $23.00 Taxes: $536.50
20190906-0090356

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0484

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Audrey Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of August, 2019

Notary Public

Commission Expires: _____

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Audrey Turner 135 Pepper Ridge Circle Antioch, TN 37013	new owner	149-05-0A-135.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

David Parks as Conservator for Mary W. Parks

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Audrey Turner, a Single Woman

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 Unit No. 135 on the Plan of Pepper Ridge Condominiums Second Revision to Phase Five of record in Book 7900, Page 560, with Annexation in Book 8684, Page 880, having been corrected, amended and restated in Book 8870, Page 546 and Book 9020, Page 155, 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 Mary W. Parks by Warranty Deed from H.M. Properties, Inc., a Tennessee Corporation of record in Book 9221, Page 464, Register's Office for Davidson County, Tennessee, dated January 10, 1994 and recorded on January 14, 1994.

Order approving sale of real estate of record in DOCKET 14P-716, Circuit Court, Davidson County, Tennessee. (Attached for Reference as EXA)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 135 Pepper Ridge Circle, Antioch, TN 37013

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6P-19-135

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

Dated this the 30th day of August, 2019.

David Parks AS CONSERVATOR FOR MARY W. PARKS
David Parks as Conservator for Mary W. Parks

STATE OF North Carolina
COUNTY OF Randolph

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Parks as Conservator for Mary W. Parks** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Asheboro, NC, Tennessee this 30th day of August, 2019.

Anne R. Beasley
Notary Public
My Commission Expires: 11/4/2021

(Notary Seal)

EXHIBIT A

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

IN RE:	)	
	)	Docket No. 14P-716
MARY WITHERSPOON PARKS,	)	
Conservatorship.	)	

ORDER APPROVING PROPOSED CONTRACT FOR SALE OF RESPONDENT'S REAL PROPERTY

This matter came for hearing on the 30th day of August, 2019, before the Honorable Randy Kennedy, Judge of the Probate Court for Davidson County, Tennessee, upon the Motion to Approve Contract filed by the Conservator, David Parks, by and through his attorney. Upon the review of the Exhibits filed contemporaneously with the Motion, proper notice of all interested parties with no opposition being received, and the entire record herein, the Court grants the Motion to Approve Contract.

IT IS THEREFORE ORDERED, ADJUDGED and DECREED the contract for the sale of 135 Pepper Ridge Circle, Antioch, Tennessee between Audrey Turner (buyer) and Conservatorship of Mary Parks (seller) for $145,000.00 is hereby approved.

IT IS FURTHER ORDERED, ADJUDGED and DECREED Conservator shall have full authority to execute any and all documents to effectuate the transfer, sell and closing of 135 Pepper Ridge Circle, Antioch, Tennessee 37013 on behalf of the Conservatorship of Mary Witherspoon Parks.

ENTERED this 30 day of AUGUST, 2019.

Randy Kennedy, Judge

Approved for Entry,

Aimee D. Bobbitt

Aimee D. Bobbitt (#030932)
Attorney for Conservatorship
4211 Gallatin Road
Nashville, Tennessee 37216
(615) 226-2263

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Motion has been mailed to David Parks, Conservator for Mary Witherspoon Parks, 103 Ansley Walk Lane, Cary, NC 27518-5731, this 30 day of August, 2019.

Aimee D. Bobbitt

Aimee D. Bobbitt