Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 310408 DEEDWARR
11/04/2019 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20191104-0113775

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $710,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of November, 2019.

Notary Public
My commission expires: 03/08/21

SETH A. DERRINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

03-1906-38883

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Clarence Carson Parks, III Aimee Michelle Valiquette 904 Oak Valley Lane Nashville TN 37220	Clarence Carson Parks, III Aimee Michelle Valiquette 904 Oak Valley Lane Nashville, TN 37220	146-01-0-016.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John D. Valiquette and wife, Brenda D. Valiquette**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Clarence Carson Parks, III and Aimee Michelle Valiquette, husband and wife**, hereinafter called the Grantees, their successors 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. 23, on the Plan of Oak Hill Valley, of record in Book 1835, Pages 15 and 16, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John D. Valiquette and wife, Brenda D. Valiquette by deed from Larry G. Willis, dated April 5, 1984, recorded April 10, 1984, of record in Book 6267, Page 554, Register's Office for Davidson County, Tennessee. Jeannette R. Willis, spouse of Larry G. Willis, joined in this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 904 Oak Valley Lane, Nashville, TN 37220.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 4th day of November, 2019.

John D. Valiquette

Brenda D. Valiquette by John D. Valiquette, Her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state John D. Valiquette, with whom I am personally acquainted (or has proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Brenda D. Valiquette, and that he/she is authorized by Brenda D. Valiquette to execute this instrument on his behalf.

WITNESS my hand, in Nashville,, TN, this 4th day of November, 2019.

Notary Public

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 03/08/2021

True Copy Certification

I, Jessica Lascelle, 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, Seth Dearinger, a notary public for this county and state, 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: 03/08/21