Karen Johnson Davidson County
Batch# 330548 DEEDWARR
12/16/2019 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20191216-0129620

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Mackenzy A McClure
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Mackenzy A McClure and Cassie C McClure	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	American Financial Network (NAME)	
1441 Quail Run (ADDRESS)	10 Pointe Drive Suite #330 (ADDRESS)	10812013800
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Brea, CA 92821 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Joseph W Parker Jr. and Pamela Lynn Justice husband and wife** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mackenzy A McClure and Cassie C McClure, husband and wife** , HEREINAFTER CALLED THE GRANTEE, 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. 12 on the plan of Section Two, Trailwood Subdivision, of record in Book 6050, Page 148, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Joseph W. Parker, Jr. and Pamela Lynn Justice by virtue of that certain Warranty Deed dated April 16, 2018, and being of record at Instrument No. 20180418-0036313, in the amount of $285,000.00 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 6050, Page 148, Book 6050, Page 148,Book 7628, Page 539 and Book 7681, Page 545 and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ improved x property, known as 1441 Quail Run Nashville, TN 37214
(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.

Witness my hand this 12 day of December, 2019.

Joseph W Parker Jr.

Pamela Lynn Justice

STATE OF MS
COUNTY OF Adams

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Joseph W Parker Jr. and Pamela Lynn Justice**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12 day of December, 2019.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 107895 DARLENE F. JONES Commission Expires Feb. 3, 2022 ADAMS COUNTY

Darlene F Jones
Notary Public
My Commission Expires: 2/3/2022

Certificate of Authenticity

I, Venikkia Branch, 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, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21