(1)

NEW OWNER:
JOE D. PARKS, JR
916 OLD FOUNTAIN PLACE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 19-1759

Map & Parcel
064120A916.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 330983 DEEDWARR
12/17/2019 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $756.65
20191217-0130276

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Four Thousand Five Hundred and 00/100 Dollars ($204,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TARA WHITNEY ETHRIDGE, TRUSTEE OF THE ETHRIDGE 2016 PROPERTY TRUST** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOE D. PARKS, JR. and** Katherine **D. PARKS, husband and wife**, , ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being know and designated as a certain condominium apartment in Davidson County, Tennessee, being Unit No. 916 on the Plan of Fox Run Condominiums, Section 2, as of record in Book 5200, Page 148, register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to TARA WHITNEY ETHRIDGE, Trustee of the Ethridge 2016 Property Trust by Warranty Deed from C. LYNN MORELOCK and wife, MARJORIE ANN MORELOCK, dated December 1, 2016, and of record in Instrument No. 20161212-0129931, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 916 OLD FOUNTAIN PLACE, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5200, Page 148, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 13th day of December, 2019.

THE ETHRIDGE 2016 PROPERTY TRUST

Trustee

BY: TARA WHITNEY ETHRIDGE, TRUSTEE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TARA WHITNEY ETHRIDGE,TRUSTEE OF THE ETHRIDGE 2016 PROPERTY TRUST** , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of December, 2019.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$204,500.00.**

AFFIANT

Sworn to and subscribed to before me this 13th day of December, 2019.

NOTARY PUBLIC

My commission expires: 6/14/20

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY