WARRANTY DEED

Karen Johnson Davidson County
Batch# 362092 DEEDWARR
02/24/2020 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20200224-0020091

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF Feb, 2020

Notary Public

MY COMMISSION EXPIRES: 10/21

(AFFIX SEAL)

VENIKKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elaine E. Parker and William K. Parker	Elaine E. Parker and William K. Parker	
(NAME) 2089 Biller Circle	(NAME) 2089 Biller Circle	08107038500
(ADDRESS) The Villages, FL 32163	(ADDRESS) The Villages, FL 32163	
(CITY) (STATE) (ZIP)	(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, **Rufus Davidson, a married man, and Helen Ross, a single woman,**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elaine E. Parker and William K. Parker, wife and husband, as joint tenants with rights of survivorship,** 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:

Described property located in Davidson County, Tennessee, to wit: Being Lot No.35 on the plan of Cephas Woodard Subdivision of Lots 5 and 6 of the Thomas Woodard Property, of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee, which plat and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Rufus Davidson and Helen Ross by virtue of that certain Quit Claim Deed dated December 6, 1999, and being of record at Instrument No. 19991217-0304309 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Rufus Davidson, Eddie Gragg and Helen Ross by virtue of CASH Deed dated October 2, 1997 at Book 10635, Page 356 in the said Register's Office.

Rufus Davis warrants that this property was not his primary marital residence.

Beverly Bester the wife of Rufus Davidson joins in this conveyance to convey any and all marital rights she may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 161, Page 174, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1909 Cephas St. Nashville, TN 37208
(unimproved) (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

Witness my hand this 21st day of February, 2020.

Rufus Davidson
Rufus Davidson

Helen Ross
Helen Ross

Beverly Bester
Beverly Bester

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Rufus Davidson, Helen Ross, and Beverly Bester,** 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 21st day of February, 2020.

Cari Allen
Notary Public

My Commission Expires: 7-5-21

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

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