THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35368-03-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $430,000.00. Betty Thomas Affiant Subscribed and sworn to before me this 5th day of May, 2020. Notary Public My Commission Expires: 5.25.20

RYAN A. RAFOTH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 399179 DEEDWARR
05/12/2020 11:07:30 AM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20200512-0049093

WARRANTY DEED

Address New Owner: Kaitlyn Parmenter, Sydney Parmenter 1422 Kirkland Ave. Nashville, TN 37216	Send Tax Bills To: CARDINAL FIN. CO. 3701 ARCO CORP. DR. STE 200 CHARLOTTE, NC 28273	Tax Information: Map and Parcel No.: 072 07 0 038 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Sharon Kaye Gonzales, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Kaitlyn Parmenter and Sydney Parmenter, a married couple ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1422 Kirkland Ave., Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of May, 2020.

Sharon Kaye Gonzales by [signature] Atty-In-Fact

Sharon Kaye Gonzales, by Gerald G. Patterson,
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, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Sharon Kaye Gonzales, and he is authorized by Sharon Kaye Gonzales to execute this instrument on her behalf.

Witness my hand, at office, this 5th day of May, 2020.

[signature]
Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of L.A. Warren's Resubdivision of Block "C", R.M. Dudley's Subdivision of record in Plat Book 843, page 102, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said lot fronts 50 feet on the North side of Kirkland Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Sharon Kaye Gonzales by deed dated July 26, 2019 from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20190801-0076054, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 072 07 0 038 00.
2. All matters appearing on the Plan of record as Book 843, page 102, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4045, page 246, Register's Office for Davidson County, Tennessee.
4. TVA Easement of record in Book 1136, page 167, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, RYAN RAFOTH, 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 Williamson

Personally appeared before me, Taylor Stroud, a notary public for this county and state, Ryan Rafoth who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Taylor Stroud
Notary's Signature

My Commission Expires: 1/8/2024
Notary' Seal (if on paper)

