Karen Johnson Davidson County
Batch# 439278 DEEDWARR
07/16/2020 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20200716-0078469

Name and Address of New Owner:
Melanie Passons
218 WEST MILL DR.
NASHVILLE, TN 37209

Send Tax Bills To:
PROVIDENT FUNDING ASSOCIATES, LP
700 AIRPORT BLVD. SUITE 430
BURLINGAME, CA 94010

This Instrument Prepared By:
Regina Sullo
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 091060M07400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Darrell Jackson Parker and Vicki Lynn Parker, Trustees, The Parker Family Living Trust dated February 18, 2017**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Melanie Passons, an unmarried woman**, "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Unit No. 74 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20 150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, and in Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, ofrecord in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748 and in Instrument No. 20150929-0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Darrell Jackson Parker and Vicki Lynn Parker, Trustees, The Parker Family Living Trust dated February 18, 2017, by Quitclaim Deed from Darrell Parker and Vicki Parker, husband and wife, recorded on March 13, 2017, of record in Instrument No. 20170313-0024252, Register's Office for Davidson County, TN.

Being the same property conveyed to Darrell Parker and Vicki Parker, husband and wife, by Warranty Deed from Craighead Development, LLC, a Tennessee limited liability company, recorded on May 23, 2016, of record in Instrument No. 20160523-0051185, Register's Office for Davidson County, TN.

This is improved property known as 218 W. Mill Dr., Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the ___ day of July, 2020.

Parker Family Living Trust

By: Darrell Jackson Parker Trustee
Darrell Jackson Parker, Trustee

By: Vicki Lynn Parker -Trustee
Vicki Lynn Parker, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8 day of July, 2020, before me personally appeared Darrell Jackson Parker and Vicki Lynn Parker, Grantors of Parker Family Living Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8 day of July, 2020.

Regina Shello
Notary Signature
My commission expires: 11.8.22

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXP. RES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $345,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Meredith Mary
(Affiant)

Sworn to and subscribed before me this 8th day of July, 2020.

Notary Public
My commission expires: 9/7/2020
File No. 2020-1395

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 7, 2020

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022