Karen Johnson Davidson County
Batch# 444752 DEEDWARR
07/28/2020 11:01:30 AM 2 pgs
Fees: $13.00 Taxes: $906.13
20200728-0082593

Name and Address of New Owner:
Kyle D. Parks and Kourtney Parks
3891 Crouch Drive
Nashville, TN 37207

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 059-10-0-235

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, **Sherrie L. Baker, a single person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kyle D. Parks and Kourtney Parks, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 592 on the Plan or Haynes Manor, Section 5, of record in Plat Book 4460, page 35, Register's Office for said County.

Said Lot No. 592 fronts 82.0 feet on the westerly margin of Crouch Drive and extends back 150.0 feet on the northerly line and 139.9 feet on the southerly line to a dead line in the rear, measuring 73.25 feet thereon.

Being the same property conveyed to Sherrie L Baker, a single person by Warranty Deed from DY Properties II, LLC, dated April 29, 2011, of record in Instrument No. 20110504-0034169, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 3891 Crouch Drive, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 24th day of July, 2020.

Sherrie L. Baker (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of July, 2020, before me personally appeared Sherrie L. Baker, 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 24th day of July, 2020.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

Notary Signature
My commission expires: 11-8-21

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 $244,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(Affiant)

Sworn to and subscribed before me this
24th day of July, 2020.

Notary Public
My commission expires: 3-8-2021
File No. 19-232

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, John A. Bell Jr., do hereby make oath that I am a licensed attorney and that 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

Personally appeared before me, Dellana Lowhorn, a notary public for this county and state, John A. Bell Jr., 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: 3-8-2021

Notary's Seal (if on paper)