Karen Johnson Davidson County
Batch# 452423 DEEDWARR
08/07/2020 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $906.13
20200807-0088101

WARRANTY DEED

TONJA BARRON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

823482

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $244,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF AUGUST, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/31/2020

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 160, Brentwood, TN 37027
file # 20-7412B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Alexander Churchill Johnson and Madison Grace Johnson, and David Eby	New Owner	162-13-0-232.00
1105 Cedarhill Dr		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TERRY WAYNE PARKS AND BRANDI PARKS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALEXANDER CHURCHILL JOHNSON AND MADISON GRACE JOHNSON, HUSBAND AND WIFE AND DAVID EBY, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section 4 of Dreamland Estates of record in Plat Book 6900, Page 188, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Terry W. Parks and Angela E. Mabry, both single persons by Warranty deed from James L. Etheridge and wife, Ronda P. Etheridge of record in Book 10557, page 995, Register's Office for Davidson County, Tennessee, dated May 29, 1997 and recorded on August 5, 1997.

Being the same property conveyed to Terry W. Parks and wife, Angela M. Parks by Quitclaim deed from Terry W. Parks and Angela E. Mabry of record in Book 10568, page 141, Register's Office for Davidson County, Tennessee, dated July 14, 1997 and recorded on August 13, 1997.

Being the same property conveyed to Terry Wayne Parks by Quitclaim deed from Terry Wayne Parks and Angela Elaine Parks of record in Instrument No. 20000628-0064179 Register's Office for Davidson County, Tennessee, dated June 22, 2000 and recorded on June 28, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 1105 Cedarhill Dr, Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on the 3rd day of August, 2020.

Terry Wayne Parks

Brandi Parks

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, TERRY WAYNE PARKS AND BRANDI PARKS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of August, 2020.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 20-7412B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 160

Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

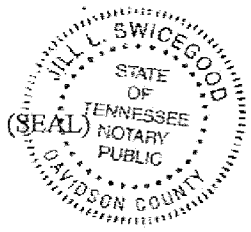
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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