Karen Johnson Davidson County
Batch# 483758 DEEDWARR
09/25/2020 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $6,761.75
20200925-0110705

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,827,500.00.

Lori Patterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2020.

Amanda J. Arthur
Notary Public

MY COMMISSION EXPIRES: 5/23/22
(AFFIX SEAL)

AMANDA J ARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-061255

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
The Warren Riker Stearns Trust	New Owners	
(NAME)	(NAME)	
3919 Dorcas Drive		116-12-0-124.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE MILLION EIGHT HUNDRED THIRTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($1,837,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOHN F. PARKER AND BIANCA C. PARKER, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE **WARREN RIKER STEARNS, TRUSTEE OF THE WARREN RIKER STEARNS TRUST, DATED MAY 5, 2003, AND LAST AMENDED AND RESTATED ON DECEMBER 26, 2013** HEREINAFTER CALLED THE GRANTEES, 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 part of Lot No. 1 on the Plan of the division of the Henry W. Compton Estate, as of record in Plat Book 2, page 58, Chancery Court at Nashville, being part of Lot No. 4 on the unrecorded Plan of Fred Webbers Subdivision described according to a survey made by T.B. Sanford, Surveyor, July 5, 1952, as follows:

Beginning on the Westerly margin of Webber Street at a point 112 feet north of the Northeast corner of the property conveyed to Ivo A. Burton and wife, by deed from Chas H. King and wife, of record in Book 2090, page 122, Register's Office for Davidson County, Tennessee; thence with said street Northwardly 111 feet to the Southeast corner of Lot No. 3 on said unrecorded Plan; thence with the Southerly line of Lots Nos. 3 and 2, Westwardly 250 feet to the Easterly line of the property conveyed to Tom Ragland and

wife, by deed from Chas H. King and wife, of record in Book 1970, page 193, Register's Office for Davidson County, Tennessee; thence with said line, Southwardly 112 feet to a point 112 feet North of the Northwest corner of said Burton property; thence Eastwardly and parallel with the Northerly line of said Burton Property, 250 feet to the beginning.

Being the same property conveyed to John F. Parker and wife Bianca C. Parker by Warranty deed from Old South Development, LLC, a Tennessee limited liability company of record in Instrument No. 20050607-0065047 Register's Office for Davidson County, Tennessee, dated May 31, 2005 and recorded on June 07, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 3919 Dorcas Drive, Nashville, TN 37215
(House No.) (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 plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 4th day of August, 2020

John F. Parker

Bianca C. Parker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 4th day of August, 2020, before me personally appeared John F. Parker and Bianca C. Parker, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of August, 2020.

Notary Public

My Commission Expires: 5-2-22
(SEAL)

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, Lori Patterson, 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 therewith 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, William S. Corley, a notary public for this county and state, Lori Patterson, 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: 06/29/2021

