Karen Johnson Davidson County
Batch# 495939 DEEDWARR
10/15/2020 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20201015-0119721

WARRANTY DEED

EMILY MORGAN DUDLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Julie Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2020

Emily Dudley
Notary Public

MY COMMISSION EXPIRES: 09-02-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joannetta Jones	Quicken Loans, LLC	05015014500
(NAME)	(NAME)	
3195 Qualynn Drive	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Detroit MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Beth Hazewlood, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joannetta Jones, a single woman,** 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 Lot No. 476 on the Plan of Section Three, Parkwood Esatates of record in Plat Book 3300, Page 31, 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 Andrea L. Parker and Jacqueline Parker by Special Warranty deed from Federal National Mortgage Association aka Fannie Mar, a Corporation of record in Instrument No. 20041118-0138527 Register's Office for Davidson County, Tennessee, dated September 30, 2004 and recorded on November 18, 2004.

Being the same property conveyed to Antonio Lamont Parker by Quitclaim deed from Andre Lamont Parker, Kiana Renne Parker, Kiera Lashea Parker, Marquita Campbell, and Kayla Parker of record in Instrument No. 20190724-0072657 Register's Office for Davidson County, Tennessee, dated March 19, 2019 and recorded on July 24, 2019.

Being the same property conveyed to Beth Hazelwood by Warranty deed from Antonio Lamont Parker and Anthony Shamell Guardian for Ayden Ja'mmer Parker of record in Instrument No. 20190724-0072658 Register's Office for Davidson County, Tennessee, dated July 23, 2019 and recorded on July 24, 2019

This property has never been used as the Grantors primary residence.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3195 Qualynn Drive, Nashville, TN 37207

(House Number) (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 hands this 13th day of October, 2020.

Beth Hazewlood

State of Tennessee
County of Davidson

Personally appeared before me Beth Hazewlood, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of October, 2020.

Notary Public
My Commission Expires: _____

File No.: 15133

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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