THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2020-1651

Karen Johnson Davidson County
Batch# 502478 DEEDWARR
10/28/2020 11:44:00 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20201028-0124959

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY THOUSAND AND 00/100 DOLLARS ($240,000.00) cash in hand paid, the receipt of which is hereby acknowledged, FRANK Q. SULLIVAN, AN UNMARRIED PERSON ("the Grantor") has this day bargained and sold, and by these presents do transfer and convey unto KAREN F. PARKS, AN UNMARRIED WOMAN, her successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot 3 of the Plan of Harpeth Bend Subdivision, as shown on the plat of record in Plat Book 5190, Page 742, in the Register's Office of Davidson County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Frank Q. Sullivan, an unmarried person, by deed from Susan M. Binford and Wes Harbour, wife and husband, dated October 1, 1999, and of record in Book 11691, Page 773, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to the right-of-way of Harpeth Bend Drive.

2. Subject to the right-of-way of Nashville, Chattanooga & St. Louis Railroad to expand to full chartered width.

3. All matters shown on plat of record in Plat Book 5190, Page 742, in the Register's Office of Davidson County, Tennessee.

4. Subject to easement for Public Utilities in favor of Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Book 8626, Page 842, in the Register's Office of Davidson County, Tennessee.

5. Easement Deed by Court Order in favor of U.S. Sprint Communications Company, of record in Instrument No. 20140114-0003778, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2020 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of October, 2020.

FRANK Q. SULLIVAN

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 27th day of October, 2020, before me personally appeared FRANK Q. SULLIVAN, 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 and official seal at office in said County this 27th day of October, 2020.

NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 5-17-2021

My commission expires: MAY 17, 2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $240,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 27th day of October, 2020.

NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp 5-17-2021

My commission expires: MAY 17, 2021

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Map & Parcel No: 142 108.00

ADDRESS OF NEW OWNERS
KAREN F. PARKS
570 Harpeth Bend Drive
Nashville, TN 37221
AND SEND TAX BILLS TO:
LEGACY HOME LOANS, LLC
4004 Hillsboro Pike Ste 216B
Nashville, TN 37215