Karen Johnson Davidson County
Batch# 525910 DEEDWARR
12/08/2020 07:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20201208-0141910

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-05-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of November, 2020.

Notary Public
My Commission Expires:

2020-719

Address of New Owner:	Send Tax Bills to:	Tax Information:
Cristina Penetar	FIDELITY BANK	
502 Patterson Street	101 N BLAKELY ST	133-01-0-054.00
Nashville, TN, 37211	DUNMORE, PA 18512	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

William Marshall Parker and Keri Anne Parker, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Cristina Penetar, unmarried

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Map of Patterson's Subdivision of Maple Hill of record in Plat Book 332, Page 75, 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 William Marshall Parker and Keri Anne Parker, husband and wife by Warranty deed from James C. Folger, married of record in Instrument No. 20160615-0060552 Register's Office for Davidson County, Tennessee, dated June 10, 2016 and recorded on May 15, 2016.

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

This is improved property located at **502 Patterson Street, Nashville, TN 37211.**

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 our hands this 23rd day of November, 2020.

William Marshall Parker

Keri Anne Parker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Marshall Parker and Keri Anne Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of November, 2020.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public ~~D. Shayne Adair~~ Kimbra Spann
My Commission Expires: ~~06/13/2022~~ 2/20/2023

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

