Karen Johnson Davidson County
Batch# 526163 DEEDWARR
12/08/2020 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20201208-0142231

WARRANTY DEED

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Lori Holloway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of November, 2020

Kelsie Holloway
Notary Public

MY COMMISSION EXPIRES: 5/18/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HOK Remodeling Group LLC	OWNER	133-06-0-151.00
(NAME)	(NAME)	
8309 Parkfield Drive		
(ADDRESS)	(ADDRESS)	
Nolensville TN 37135		
(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, **Sue Parrish, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **HOK Remodeling Group LLC,** 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. 38, Hinchey Petway Subdivision, being also Lot No. "B" of Patterson Gardens, Section II, Wheeler Avenue, of record in Plat Book 2330, Page 42, Register's Office for said County, and more particularly described according to a survey made by Ralph W. C. Lambert, dated April 6, 1957, revised August 20, 1962, as follows:**

Beginning at a point 68 feet 8 inches West of the corner of Lot No. 38, Hinchey Petway Subdivision, also known as the Old Sam Lloyd property, on the northerly side of Wheeler Avenue; thence in a westerly direction along the North margin of Wheeler Avenue 73 feet to a point; thence in a northerly direction 319 East to a point; thence in an easterly direction 73 feet to a point; thence in a southerly direction 319 feet to the point of beginning

Being the same property conveyed to Sue Parrish by deed of record in Book 9574, Page 756, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Sue Parrish by Lori Holloway as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument ___202012080142230___, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 214 Wheeler Avenue, Nashville, TN 37211
(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 25th day of November, 2020.

Sue Parrish by: Lori Holloway

Sue Parrish
By: Lori Holloway, Attorney-in-Fact

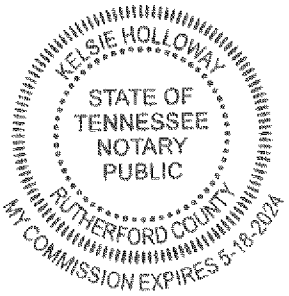
State of Tennessee
County of Rutherford

On this 25th day of November, 2020 before me personally appeared Lori Holloway, the person who executed the foregoing instrument on behalf of Sue Parrish, and acknowledged that she executed the same as the free act and deed of the said Sue Parrish through Power of Attorney granted her by the said Sue Parrish.

WITNESS my hand and seal this 25th day of November, 2020.

Kelsie Holloway

Notary Public Kelsie Holloway
My Commission Expires: 5/18/2024



File No.: 22226

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-18-2022
Notary Seal (if on paper)