Karen Johnson Davidson County
Batch# 556222 DEEDWARR
01/19/2021 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $969.40
20210119-0008031

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Heather Dawn Mix 972 Malquin Dr. Nashville, TN 37216	Same as owner	061-07-0 009.00

THIS INDENTURE, made this 15th day of January, 2021 between

Barry Craig Sparkman

of Midland County, Texas County, Tennessee, hereinafter referred to as **Grantor**, and

Heather Dawn Mix, Unmarried woman

of Ballard County Kentucky, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 16 of Block "I" on the Plan of Broadmoor, Section No. 2, as of record in Book 547, Page 174, Register's Office for said County. Said Lot No. 16 fronts 52.4 feet on the Southerly side of Malquin Drive and runs back 155 feet on the Easterly line and 157.4 feet on the Westerly line with the Easterly margin of Grinstead Place, to a dead line, measuring 79.9 feet thereon.

Being the same property conveyed to Barry Craig Sparkman by Last Will and Testament of Jo Nelda Lamb Sparkman dated June 5, 2014 of record in Instrument No. 201081019-0104093, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 972 Malquin Drive, Nashville, TN 37216.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2021 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and

that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his hand and seal the day and year first above written.

Barry Craig Sparkman

STATE OF TEXAS
COUNTY OF Midland

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Barry Craig Sparkman, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Midland, Texas, on this the 15 day of January, 2021.

Daylecia Michelle Rayos
Notary Public
My Commission Expires:

Daylecia Michelle Rayos
My Commission Expires
12/04/2023
ID No. 129917759

STATE OF Texas
COUNTY OF Midland

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $262,000.00.

Barry Craig Sparkman
Affiant

Sworn to and subscribed before me, this 15 day of January, 2021.

Daylecia Michelle Rayos
Notary Public
My Commission Expires:

Daylecia Michelle Rayos
My Commission Expires
12/04/2023
ID No. 129917759

True Copy Certification

I, Jason Nguyen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

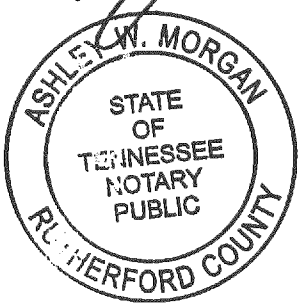
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Ashley W. Morgan, a notary public for this county and state, Jason Nguyen, 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: 03-17-2024