This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-10397-LV

Karen Johnson Davidson County
Batch# 560237 DEEDWARR
01/25/2021 11:36:14 AM 2 pgs
Fees: $13.00 Taxes: $671.55

20210125-0010546

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $181,500.00.

Affiant

Subscribed and sworn to before me this 20th day of January, 2021.

Notary Public
My Commission Expires: 1/3/23

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/03/2023
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ashley Ann Parker and Terry Lou Parker 3880 Priest Lake Drive, Apt. 27 Nashville, TN 37217	Movement Mortgage 8024 Calvin Hall Rd Indian Land, SC 29707	136 03 0A 111.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James W. Durham and Sarah J. Durham, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ashley Ann Parker, unmarried and Terry Lou Parker, unmarried as joint tenants with rights of survivorship**, hereinafter called the Grantee(s), his/her/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 Townhouse No. 27, Building No. 14 on the Plan of Priest Lake Park Condominium Townhouses, Phase 1, of record in Book 4460, Page 88, Register's Office for Davidson County, to which Plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to James W. Durham and Sarah J. Durham, husband and wife, by Warranty Deed from Margaret Love, married, of record in Instrument No. 20180315-0024607, in the Register's Office of Davidson County, Tennessee, dated March 9, 2018 and recorded on March 15, 2018.

This is ☒ improved or ☐ unimproved property located at: **3880 Priest Lake Drive, Apt 27, Nashville, TN 37217**.

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of January, 2021.

GRANTOR:

James W. Durham

Sarah J. Durham

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James W. Durham and Sarah J. Durham, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of January, 2021.

ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021