WARRANTY DEED

Karen Johnson Davidson County
Batch# 566141 DEEDWARR
02/02/2021 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20210202-0015016

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January,2021.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 10/16/21
(AFFIX SEAL)

FRANK W. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 073
Stephen Rollick	Quicken Loans Inc,	GROUP 11 0
2300 Ridgeland Drive	1050 Woodward Ave	PARCEL 032.00
Nashville, Tennessee 37214	Detroit, Michigan 48226	

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,

Quinton Edward Byrum Parker

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Stephen Rollick and Nicole M. Lapwing, husband and wife

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 Lot No. 382, on the Plan of Sunset View Section 5, of record in Plat Book 2854, page 20, Register's Office for Davidson County, Tennessee.

Said Lot No. 382 being a corner lot fronts 132.3 feet on the northwesterly side of Ridgeland Drive and 160 feet on the northeasterly side of Cabin Hill Road and runs back between converging side lines 188.2 feet on the northwesterly side line and 102.5 feet on the northeasterly side line to a point at the rear.

Being the same property conveyed to Quiton Edward Byrum Parker, by the Last Will and Testament of Martin Newbury Parker, dated July 22, 2009 and filed of record in Instrument No. 20190424-0037684, in the Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Martin N. Parker from James C. Campbell, by Deed dated May 29, 1984 and recorded May 30, 1984 in Book 6302, page 317 and recorded in Book 6371, page 459, in the Registers Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2300 Ridgeland Drive, Nashville, Tennessee 37214.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hand and official seal at office this 29th day of January, 2021.

Quinton Edward Byrum Parker

by Christopher George Hare, as attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this 29th, day of January, 2021, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Christopher George Hare, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Quinton Edward Byrum Parker, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Quinton Edward Byrum Parker.

Power of Attorney recorded in Instrument No. 202102020015015 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 29th day of January, 2021.

My Commission Expires

My Commission Expires: January 23, 2023

NOTARY PUBLIC James C Smith

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

Wilson Berry Title & Escrow
2231 N. Mt. Juliet Rd. Suite 203
Mt. Juliet TN 37122

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022