Name and Address of New Owner:
Michael Lobacz
5729 Morrow Road
Nashville, TN 37209

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 574737 DEEDWARR
02/22/2021 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,266.99
20210222-0020863

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 91 6 4.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kyle D. Parks and Kourtney Parks, Husband and Wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael Anthony Lobacz An Unmarried Man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NO. 4, AS SHOWN IN EXHIBIT "B" IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MORROW GARDENS, A HORIZONTAL PROPERTY REGIME PURSUANT TO THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS CONTAINED IN TENNESSEE CODE ANNOTATED SECTION 66-207-010, ET SEQ. OF RECORD IN INSTRUMENT NO. 20151120-0118081, AS CORRECTED IN INSTRUMENT NO. 20160104-0000155, AND AMENDED IN INSTRUMENT NO. 20160628-0065582, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUPPLEMENT AND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OF RECORD IN INSTRUMENT NO. 20160915-0097196, RECORDED SIMULTANEOUSLY HEREWITH, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO KYLE D. PARKS BY QUITCLAIM DEED FROM KOURTNEY F. PARKS, RECORDED ON JULY 1, 2020, OF RECORD IN INSTRUMENT NO. 20200701-0071515, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO KYLE PARKS AND KOURTNEY PARKS, HUSBAND AND WIFE, BY WARRANTY DEED FROM MORROW PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON NOVEMBER 10, 2016, OF RECORD IN INSTRUMENT NO. 20161110-0119331, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of February, 2021.

X _____ (SEAL)
Kyle D. Parks

X _____ (SEAL)
Kourtney Parks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of February, 2021, before me personally appeared Kyle D. Parks and Kourtney Parks, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of February, 2021.

_____
Notary Signature
My commission expires: 1.8.2024

TREVOR HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $612,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
12th day of February, 2021.

_____
Notary Public
My commission expires: 1.8.2024
File No. 2021-2145

TREVOR HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2024

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

