Karen Johnson Davidson County
Batch# 581565 DEEDWARR
03/02/2021 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $540.20
20210302-0026612



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $146,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of February, 2021.

Notary Public

My commission expires: Sept. 21, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Eric Parks	Legacy Home Loans	108-03-0-100.00
3087 Casa Drive	4004 Hillsboro Pike, Ste 216 B	
Nashville, TN 37214	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Eric Trenkmann

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Eric L. Parks, a married man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 60B on the Plan of Zone Lot Division, Lots 60, 61, 68 and 69, Section Five, Patio Villa of record in Plat Book 6250, Page 491, amending Book 5200, Page 633 and Book 6050, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric Trenkmann by Warranty deed from Sarah Osborn and Troy Osborn, wife and husband of record in Instrument No. 20180329-0029341 Register's Office for Davidson County, Tennessee, dated March 22, 2018 and recorded on March 29, 2018.

Being also known as 3087 Casa Drive, Nashville, Tennessee 37214.

This is improved property known as **3087 Casa Drive, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 19th day of February, 2021.

Eric Trenkmann

STATE OF New Jersey
COUNTY OF Bergen

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Eric Trenkmann, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 19th day of February, 2021.

Notary Public
My Commission Expires: STACEY B. GOLDBERG
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Jan. 3, 2023

SolomonParks File No. 21-000001-529

SP 11/2015

True Copy Certification

I, Lisa K. R. Wagner, do hereby make oath that I am 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 the law.

Lisa K. R. Wagner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me Lutece M. Bone, a notary public for this county and state, Lisa K. R. Wagner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01.08.2024

LUTECE M. BONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY