Karen Johnson Davidson County
Batch# 599602 DEEDWARR
03/24/2021 02:28:30 PM 4 pgs
Fees: $23.00 Taxes: $492.10
20210324-0039012

#36146

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36146-03-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $133,000.00. Affiant Subscribed and sworn to before me this 17th day of March, 2021. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Parkwood Homes, LLC 3232 Moorewood Drive Nashville, TN 37207-2451	**Send Tax Bills To:** New Owner 1701 West End Ave, Suite 400 Nashville TN 37203	**Tax Information:** Map and Parcel No.: 05015007800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William D. Freeman, Jr., Lisa K. Parnell and Patty L. Bearden, formerly known as Patty L. Bess as to an undivided one-fourth (1/4) interest each, and Carol J. Freeman and Marissa N. Freeman, as to an undivided one-eighth (1/8) interest each**, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Parkwood Homes, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3232 Moorewood Drive, Nashville, TN 37207-2451.

This property has never served as the marital residence of any of the Grantors.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, theirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 17th day of March, 2021.

William D. Freeman, Jr.,

Lisa K. Parnell

Patty L. Bearden

Carol J. Freeman

Marissa N. Freeman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William D. Freeman, Jr., Lisa K. Parnell, Patty L. B , and Carol J. Freeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of March, 2021.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

Notary Public

My Commission Expires:

STATE OF VA
COUNTY OF Chesterfield

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marissa N. Freeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of March, 2021.

TONI MARIE GILES NOTARY PUBLIC COMMONWEALTH OF VIRGINIA Expires: 6/30/2022 #7803751

Notary Public

My Commission Expires:
<<<NOTARY SEAL>>>>

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 229 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, page 5, amended in Book 3281, pages 534, 535 and 536, Register's Office for Davidson County, Tennessee.

Said Lot No. 229 fronts 75 feet on the easterly side of Moorewood Drive and extends back between parallel lines 152 feet to a dead line.

Being the same property conveyed to William Douglas Freeman and wife, Sarah C. Freeman, by deed dated December 28, 1961 from Gaines Home Building Corporation, a Tennessee corporation, of record in Book 3316, page 57, Register's Office for Davidson County, Tennessee. The parties having since divorced. By Order filed of record in Book 7262, page 819, Register's Office for Davidson County, Tennessee, subject property was awarded the sole and absolute property of Sarah C. Freeman. By Quitclaim Deed dated December 1, 2007 of record in Instrument No. 20080108-0002056, Register's Office for Davidson County, Tennessee, Sarah C. Freeman conveyed William D. Freeman, Jr., Lisa K. Parnell, and Patty L. Bess a one-fourth (1/4) interest each, and Carol J. Freeman and Marissa N. Freeman a one-eighth (1/8) interest each, reserving unto herself a life estate. The said Sarah C. Freeman having since died on August 16, 2020.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 05015007800.
2. Restrictive Covenants contained in an instrument of record in Book 3249, page 345, amended in Book 3309, page 615, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 3300, page 5, amended in Book 3281, pages 534, 535 and 536, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

