Karen Johnson Davidson County
Batch# 612126 DEEDWARR
04/12/2021 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $84.94
20210412-0047928

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $22,956.74.

Affiant

File Number: 20121221

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Exp. 03-08-2022

Subscribed and sworn to before me, this 26th day of February, 2021.

Notary Public
My Commission Expires: **03 08 2022**

Warranty Deed

Address of New Owner(s):	Send Tax Bills To: NEW OWNER	Map/Parcel Number:
AML Properties, LLC		162-09-0C-806.00-CO
806 B Apple Drive		
Nashville, TN 37211		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Vickie L. Sparks**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **AML Properties, LLC**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being Unit No. B, located on Lot No. 27, on the plan of Cedarwood Condominiums, Phase 2, revised, of record in Plat Book 5200, page 317, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sharon L. Sparks and Vickie L. Sparks by Warranty Deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development of Washington, D.C., dated November 22, 1988 and recorded on November 23, 1988 in Book 7710, page 870, Register's Office of Davidson County, Tennessee. See also Quitclaim Deed to Vickie L. Sparks from Sharon L. Sparks, a single person, dated October 30, 2001 and recorded on January 17, 2002 as Instrument Number 20020117-0007077, Register's Office of Davidson County, Tennessee. See Order in the Probate Court of Rutherford County, Tennessee, appointing Mark S. Moore as Conservator for Vickie L. Sparks

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 806 Apple Drive, Unit B, Nashville, TN.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 26th day of February, 2021.

Vickie L Sparks by Mark S Moore conservator

Vickie L. Sparks by Mark S. Moore, Conservator

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mark S. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Conservator for Vickie L. Sparks and that he is authorized by the State of Tennessee to execute this instrument on Vickie L. Sparks' behalf.

Witness my hand and official seal at Murfreesboro, TN, this 26th day of February, 2021.

Rachel Brown

Notary Public at Large
My Commission Expires: ~~4/18/21~~ July 15, 2023

RACHEL BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

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

