WARRANTY DEED

Karen Johnson Davidson County
Batch# 616473 DEEDWARR
04/16/2021 12:28:30 PM 2 pgs
Fees: $13.00 Taxes: $1,446.70
20210416-0051244

O-SB-BR-21-7940

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $391,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-20-2024
(AFFIX SEAL)

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Francis Mackie Wheeler	Churchill Mtg. Corp.	
(NAME)	(NAME)	141-00-0-005-00
7940 Hooten Hows Road	1749 Mallory Lane Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LISA C. PARHAM, A SINGLE WOMAN AND ISAIAH PARHAM, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL FRANCIS MACKIE WHEELER, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being in the Ninth Civil District of said county, described according to a survey made by Geo. W. Watkins, Surveyor, dated May 2, 1961, as follows:

Beginning at a point in the centerline of Hooten Hows Road, said point being 916 feet southwest from a railroad spike set at the intersection of the centerline of said road, with Tenn. State Highway No. 1; thence leaving said Hooten Hows Road, North 35 degrees West 581 feet to an iron pin; thence South 55 degrees West 150 feet to a point; thence South 35 degrees East 581 feet to a railroad spike in the centerline of Hooten Hows Road; thence with the centerline of the same, North 55 degrees East 150 feet to the point of beginning.

Being the same property conveyed to Lisa C. Parham and Isaiah Parham, as joint tenants with common law rights of survivorship by Quitclaim Deed deed from Lisa C. Parham, a single person of record in Instrument No. 20200422-0042362 Register's Office for Davidson County, Tennessee, dated April 21, 2020 and recorded on April 22, 2020.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Restrictions of record in Book 3223, Page 287, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7940 Hooten Hows Road, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15th DAY OF APRIL, 2021.

Lisa C. Parham

Isaiah Parham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA C. PARHAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2021.

Notary Public
My Commission Expires: 2-1-22
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ISAIAH PARHAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2021.

Notary Public
My Commission Expires: 2-1-22
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Yvette Meldrum, 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 - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY