THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 21-2935
Parcel ID: 030 221.00

Property Address:
3586 Bear Hollow Road, Nashville, TN 37189

Karen Johnson Davidson County
Batch# 617277 DEEDWARR
04/16/2021 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $103.60
20210416-0051526

—Above This Line Reserved For Official Use Only—

Warranty Deed

Send Tax Statements To:
New Owner

Address of New Owner:
122 Cumberland Shores Dr
Hendersonville, TN 37075

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **I, STACY S. NEISLER, as LIMITED CONSERVATOR of the Property of BARBARA K. WADE,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **NICOLE T. HARVEY and KEITH M. PARRACK, wife and husband,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, known as Lot 30 of the David Wade Division, described as follows:

COMMENCING at an iron pin in the west line of Harriet Gupton, said pin being the northeast corner of Lot 27 of the David Wade Division, and being located North 25 degrees 21 minutes 57 seconds West 351.19 feet to an iron pin and the true point of beginning for the herein described tract; thence South 76 degrees 43 minutes 11 seconds West 569.97 feet to an iron pin being the northeast corner of Floyd Evans Lot 20; thence South 25 degrees 21 minutes 57 seconds East 383.13 feet to an iron pin 12.5 feet from the center of Bear Hollow Road; thence North 54 degrees 6 minutes 00 seconds West 563.16 feet to an iron pin being the Southwest corner of the Harriet Gupton line; thence North 25 degrees 21 minutes 57 seconds West to the true point of beginning, containing 4.38 acres, more or less, according to a survey by Randolph L. Chapdelaine, dated March 6, 1985, and revised May 9, 1988.

Being the same property conveyed to James I. Caldwell, III and David R. Wade, III, by instrument of record in Book 7637, page 733, Register's Office of Davidson County, Tennessee.
David R. Wade, III died testate on or about August 30, 1989. Pursuant to the terms of his will of record in Docket No. 93397, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property was devised to Barbara Fidler Wade, as to his 50% interest.
Being the same property conveyed to Barbara F. Wade by Warranty Deed from James I. Caldwell, dated August 8, 2001 and recorded September 5, 2001, of record in Instrument No. 20010905-0095937, Register's Office for Davidson County, Tennessee.
Pursuant to the Order of record in Docket No. 20PR-10861, in the Chancery Court of Williamson County, Tennessee at Franklin, STACY S. NEISLER, AS LIMITED CONSERVATOR OF THE PROPERTY OF BARBARA K. WADE, is authorized to further convey said property.

This is unimproved property known as, 3586 Bear Hollow Road, Nashville, TN 37189.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2021 Davidson County property taxes are a lien not yet due and payable.

2. 50' Ingress and egress easement for tracts to the north as contained in Book 7467, page 626, Register's Office for Davidson County, Tennessee.

3. Subject to easement for Bear Hollow Road, which lies on and across the subject property.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set our signatures, this 15 day of April, 2021.

Limited Grantor

STACY S. NEISLER, Limited Conservator
of the Property of BARBARA K. WADE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared STACY S. NEISLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Limited Conservator of the **BARBARA K. WADE property**, the within name bargainer, and that she as such Limited Conservator, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Limited Conservator, respectively.

WITNESS my hand and official seal this 15 day of April, 2021.

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires:
2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $28,000.00.

Affiant

SWORN TO and subscribed before me on this 16th day of April, 2021.

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
03/01/2025
My Commission Expires

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY