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

File Number: 21-2893
Parcel ID: 022 00 0 193.00, 022 00 0 202.00 & 022 00 0 203.00

Karen Johnson Davidson County
Batch# 617291 DEEDWARR
04/16/2021 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $333.00
20210416-0051546

Property Address:
3560 Bear Hollow Road, Nashville, TN 37189

—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,** 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, being Tract No. 27 as shown on an unrecorded survey by Ralph Chapdelaine, Tennessee Register's Surveyor No. 1444, dated February 14, 1986.

BEGINNING at the point in the center of Bear Hollow Road, also the SE corner of said tract No. 20 North 25 deg. 21' 57" West 346.26 feet; also the NE corner of said tract the beginning point of the following disclosed 10 acre tract described as follows: Beginning at the SE corner of Tract No. 27 and with the common boundary line between said tract and Tract No. 20 South 76 deg. 43' 11" West 1255.87 feet to an iron rod and the East line of Tract No. 1, Section 2, a 5.22 acre tract; thence with said tract with three lines North 4 deg. 22' 44" West 77.45 feet to an iron rod North 26 deg. 51' 03" West 259.41 feet to an iron rod; thence North 45 deg. 27' 04" West 20.95 feet to an iron rod; thence leaving East line of said tract North 76 deg. 18' 20" East 1297.81 feet to an iron rod; thence South 25 deg. 21' 57" East 351.19 feet to an iron rod, also the point of beginning of a 10 acre tract.

Being the same property conveyed to BARBARA WADE by Warranty Deed in Lieu of Foreclosure, dated March 29, 1996 from DEAN ANDERSON, recorded April 29, 1996, in Book 1030, Page 293, in the Official Records of 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 improved property known as, 3560 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. Restrictions of record in Book 9509, page 116 and Book 10030, page 293, Register's Office for Davidson County, Tennessee.

3. Subject to upkeep and maintenance of a 50' wide ingress and egress easement of record in Book 10030, page 293, Register's Office for Davidson County, Tennessee.

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.

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 Property of **BARBARA K. WADE**, 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.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires:
2-4-23

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $90,000.00.

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