Karen Johnson Davidson County
Batch# 633042 DEEDWARR
05/11/2021 11:04:30 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20210511-0063238

Hollingshead & Associates, PLLC
7000 Executive Center Dr #125
Brentwood, TN 37027
(615) 549-1933
1478

PREPARED BY & RETURN TO:
Realty Title & Escrow Services, Inc.
5870 Highway 153, Suite 102
Hixson, TN 37343

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

DC Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2021.

Anna C Norris
Notary Public

MY COMMISSION EXPIRES: 3/16/25

ANNA C NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 16, 2025

12-CHT21-01597

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Kadhim Alwan 729 Fox Ridge Drive Brentwood, TN 37027	New Owner	160-14-0C-029.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary Elizabeth Parker, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Kadhim Alwan, married**, hereinafter called the Grantee, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. Seven Hundred Twenty-nine (729), on the plan of Brentwood Trace Condominiums, Section Two (2), a horizontal property regime established by Master Deed and any exhibits, of record in Book 5818, Page 915; Book 5915, Page 915; Book 5524, Page 510; and all further amendments and supplements thereto; and By-Laws of record in Book 5815, Page 925, as amended in Book 5868, Page 70; Book 5524, Page 424; and Book 5537, Page 988, and all further amendments and supplements thereto, and as shown by plat of record in Plat Book 5200, Pages 376 and 377, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being same property conveyed to Mary Elizabeth Parker by deed recorded June 13, 2019 from Claire M. Boling, of record as Inst. No. 20190613-005664, in the Register's Office for Davidson County, Tennessee.

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 is improved property known as: 729 Fox Ridge Drive, Brentwood, TN 37027.

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 30th day of April, 2021.

Mary Elizabeth Parker

Mary Elizabeth Parker

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mary Elizabeth Parker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand in Hixson, TN, this 30th day of April, 2021.

Michelle Little

Michelle Little, Notary Public

My Commission expires: 12/29/2021

MICHELLE LITTLE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

Lauren Reynolds
My Commission Expires: 10/17/22