Karen Johnson Davidson County
Batch# 633080 DEEDWARR
05/11/2021 11:41:30 AM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20210511-0063299

#35979

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: October 2, 2023
(AFFIX SEAL)

STACY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

**THIS INSTRUMENT WAS PREPARED BY**
Logos Realty Closing Services, Inc.
301 S. Perimeter Park Dr. Suite 214
Nashville, TN 37211

File No.: 2020120319

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| M & S OZ Holdings, LLC | M & S OZ Holdings, LLC | 082-07-0-311.00 |
| (NAME) 511 Park Hill Dr. | (NAME) 511 Park Hill Dr. | |
| (ADDRESS) Nashville 37205 | (ADDRESS) Nashville 37205 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF **THREE HUNDRED EIGHTY THOUSAND AND NO DOLLARS AND NO/100 Dollars ($380,000.00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, STACY P. PARKS A/K/A STACY PATRICE EUBANKS PARKS, INDIVIDUALLY AND AS DEVISEE UNDER THE LAST WILL AND TESTAMENT OF SARAH ELAINE EUBANKS (HOLLAND)** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M & S OZ HOLDINGS, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee. Map and Parcel No. 08207031100.
2. Restrictive Covenants contained in an instrument of record in Book 3368, page 23 and Book 4265, page 583, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 57, page 25, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 712 Meridian St, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

Executed by my hand this 7 day of MAY 2021. SP Parks

**STACY P. PARKS A/K/A STACY PATRICE EUBANKS, INDIVIDUALLY**

Stacy P. Parks, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7 day of May, 2021 before me personally appeared **STACY P PARKS**, Individually to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 7 day of May, 2021.

Commission Expires: _____

MAXINE J RUCKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2023

Notary Public

My Commission Expires: _____

Executed by my hand this 7 day of MAY 2021. SP Parks

**STACY P PARKS A/K/A STACY PATRICE EUBANKS, AS DEVISEE UNDER THE LAST WILL AND TESTAMENT OF SARAH ELAINE EUBANKS (HOLLAND)**

Stacy P. Parks, Devisee

MAXINE J RUCKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7 day of May, 2021, before me personally appeared **STACY P PARKS A/K/A STACY PATRICE EUBANKS, AS DEVISEE UNDER TH ELAST WILL AND TESTAMENT OF SARAH ELAINE EUBANKS (~~HOLLALND~~)** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed. SP Parks Holland

Witness my hand and official seal at Davidson County, Tennessee this 7 day of May, 2021.

Notary Public

My Commission Expires: _____

**EXHIBIT A**
**PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 57 and all of Lot No. 58 on the Plan of Dr. V.S. Lindsley's Addition to Edgefield, now East Nashville, of record in Book 57, page 25, Register's Office for said County, described together according to a survey by Barge, Waggoner & Sumner, Engineers, dated July 19, 1967 as follows:

Beginning at a point in the westerly margin of Meridian Street, the southeast corner of Lot No. 58; thence with the southerly line of said lot, North 82 deg. 47' West 174.25 feet to a point in the easterly margin of an alley; thence North 7 deg. 11' East 98.08 feet to a point in southerly margin of Hancock Street, as relocated, at the beginning of a curve to the right having a radius of 197.55 feet; thence with said curve of Hancock Street, southeastwardly 68.58 feet to a point at the beginning of a curve to the left, with a radius of 249.75 feet; thence continuing with said curve of said Street, eastwardly 107.01 feet to a point; thence south 82 deg. 47' East 4.51 feet to a point at the southwest intersection of Meridian Street and Hancock Street, as relocated; thence with the westerly margin of Meridian Street, South 7 deg. 13' West 58.30 feet to the point of beginning.

Being the same property conveyed to A.T. Eubanks and wife, Sarah E. Eubanks by Quitclaim Deed dated January 19, 1972 from Leon Ruben, Trustee of record in Book 4570, page 503, Register's Office for Davidson County, Tennessee. A.T. Eubanks being one and the same as Arthur Eubanks having since died on December 14, 2016 leaving Sarah E. Eubanks as surviving tenant by the entirety. By Quitclaim Deed dated November 2, 2018 of record in Instrument No. 20181102-0109007, Register's Office for Davidson County, Tennessee, Sarah E. Eubanks conveyed subject property to Sarah E. Eubanks and daughter, Stacy P. Parks. Sarah E. Eubanks having since died on August 3, 2020. An Order Probating Last Will and Testament for Muniment of Title Only was filed March 31, 2021 in Docket No. 21P240, Probate Court for Davidson County, Tennessee and of record in Instrument No. 20210408-0047186, Register's Office for Davidson County, Tennessee. See copy of Last Will and Testament filed of record in Instrument No. 20210408-0047187, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

