Karen Johnson Davidson County
Batch# 642449 DEEDWARR
05/21/2021 03:43:30 PM 2 pgs
Fees: $13.00 Taxes: $862.10
20210521-0069691

WARRANTY DEED

MEGAN PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sparrow Investments, LLC	New Owner at Owners	
(NAME) 555 S BB King Blvd. #1124	(NAME) address	175060A06200CO
(ADDRESS) Memphis, TN 38101	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Anjanette N Ridley, married** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sparrow Investments, LLC** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING all of Lot No. 116 (One Hundred Sixteen) on the Plan of Final Plat, Section I, The Preserve at Old HIckory, "Cluster Lot Subdivision", as shown by Plat and Survey of record in Instrument Number 2 0060824-0104545, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Anjanette N. Badger, unmarried, by virtue of that certain Warranty Deed dated March 28, 2007, and being of record at Instrument No. 20070402-0038651 in the Register's Office of Davidson County, Tennessee.

The above described property has been used for investment purposes only, and is not the primary residence of the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Subject to all matters of record in Instrument No. 20060824-0104545, Declaration of Restrictions, Protective Covenants and Easements recorded at Instrument No. 20060824-0104548, 20061208-0152023, 20201103-0128766 and 20201120-0137009, Charter recorded at Instrument No. 20060824-0104548, Easements of record at Book 2346, Page 378, Book 3570, Page 13, Book 3570, Page 599, Book 4425, Page 582, B ook 4453, Page 154, Book 4542, Page 131, Instrument NO. 20061013-0127087 and 20061013-0127208, Declaration of Taking by United States of America (TVA) of record in Book 11335, Page 609 and Instrument No. 20021017-0127752, Agreement of record in Insturment No. 20041103-0132562, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved _
This is improved x property, known as 1005 Shallowbrook Trail N Antioch, TN 37013
(House Number) (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.

Witness my hand this 21st day of May, 2021.

Anjanette N Ridley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Anjanette N Ridley** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of May, 2021.

Notary Public
My Commission Expires: 9.2.2024

MEGAN PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY