WARRANTY DEED

Karen Johnson Davidson County
Batch# 642537 DEEDWARR
05/24/2021 09:50:04 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50

20210524-0069841

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Robin Edwards
AFFIANT

Subscribed and sworn to before me this the 20th day of May, 2021.

NOTARY PUBLIC

My commission expires: 12-08-24

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 21-1093 PARTON

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danielle C. Parton a single woman	Cardinal Financial Co.	
(NAME)	(NAME)	
6113 Hagars Grove Pass	P. O. Box 0054	Map 98 Group 10-0-A Parcel 45
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Palatine, IL 60055-0054	
(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, **Deborah P. Hickerson and Diana L. Parrott**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danielle C. Parton a single woman**, 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:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Hagars Grove, Phase Two of record in Instrument No. 20050708-0079562, 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 the same property conveyed to Boyd D. Potts and Deborah P. Hickerson, Conservator for Barbara H. Potts, Joint Tenants with right of survivorship by Warranty deed from Frank Batson Homes, Inc. of record in Instrument No. 20061018-0129263 Register's Office for Davidson County, Tennessee, dated October 16, 2006 and recorded on October 18, 2006.

Being the same property conveyed to Deborah P. Hickerson and Diana L. Parrott by Executor's deed from Deborah P. Hickerson, Executor of the Estate of Boyd D. Potts, of record in Instrument No. 20210510-0062524, Register's Office for Davidson County, Tennessee, dated April 23, 2021 and recorded May 10, 2021.

This is not the principal residence of the Grantors described herein.

DESIGNATED as Tax ID: Map 98 Group 10-0-A Parcel 45

This is
unimproved ☐
improved ☒ property known as 6113 Hagars Grove Pass, Hermitage, TN 37076

(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 the 20th day of May, 2021.

Deborah P. Hickerson
Deborah P. Hickerson

Diana L. Parrott

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Deborah P. Hickerson** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 20th day of May, 2021.

Notary Public

My Commission Expires: 3/25/2023

STATE OF TEXAS
COUNTY OF _____

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Diana L. Parrott**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the _____day of May, 2021.

Notary Public
My Commission Expires:

This is
unimproved ☐
improved ☒ property known as 6113 Hagars Grove Pass, Hermitage, TN 37076

(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 the 20th day of May, 2021.

Deborah P. Hickerson

Diana L. Parrott

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Deborah P. Hickerson** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 20th day of May, 2021.

Notary Public

My Commission Expires:

STATE OF TEXAS
COUNTY OF Bexar

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Diana L. Parrott**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 19th day of May, 2021.

Alondra Mila Rodriguez
Notary Public
My Commission Expires: 07/24/2022

ALONDRA MILA RODRIGUEZ
Notary Public, State of Texas
Comm Expires 07-24-2022
Notary ID 131654315