WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: February 20, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leonard D Alcala	New Owner	127 00 0 240.00
(NAME)	(NAME)	
7867 Steeplechase Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 681153 DEEDWARR
07/22/2021 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20210722-0098336

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Mark Parker and Dawn Parker,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Leonard D Alcala and Estefania P Alcala, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Lot 17, Section Two, Saddle Ridge, as shown on plat of record in Plat Book 5200, Pages 366 and 367, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for more particular description of said property.

Being the same property conveyed to Mark Wilson Parker and Dawn Faline Parker, husband and wife by Warranty Deed from Gayle A. Godkin and Genalyn Godkin, husband and wife, dated 08/14/2017 and recorded 08/18/2017, of record in Instrument 201708180085069, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (1) All matters shown on the plat of record in Plat Book 5200, Page 366, and Plat Book 5200, Page 367, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions recorded in Book 5660, Page 823, and Book 5686, Page 550, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 7867 Steeplechase Lane, Nashville, TN 37221

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 16th day of July, 2021.

Mark Parker

Dawn Parker

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Parker and Dawn Parker, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this .

Notary Public:

My Commission Expires: May 7.2025

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 19, 2021.

Affiant Signature

July 20, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 19th day of July, 2021.

Notary Public

(SEAL)

My Commission Expires: 1-19-2025

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