WARRANTY DEED

Karen Johnson Davidson County
Batch# 698803 DEEDWARR
08/17/2021 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,243.20
20210817-0110977

DM-KW-21-3713

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Isaak B. Teweld	Pinnacle Bank	
(NAME)	(NAME)	
3713 Hamilton Church Road	150 3rd Ave S #1000	**164 01 0A 016.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **KELVIN A. PARKER, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ISAAK B. TEWELD, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot Number 46, as shown on the Map entitled Phase I, Marhaden Pointe, of record in Instrument Number 20060907-0110477, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kelvin A. Parker, unmarried man, by Warranty Deed from Lake Forest Homes, Inc., a Tennessee Corporation, of record in Instrument No. 20160728-0077708, in the Register's Office of Davidson County, Tennessee, dated July 25, 2016 and recorded on July 28, 2016.

This conveyance is subject to:
• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Property taxes for the year 2021, a lien not yet due and payable
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase I, Marhaden Pointe, as recorded in Plat Instrument No. 20060907-0110477 .

• Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060616-0071819; as amended in Instrument No. 20180713-0067779 and Instrument No. 20180713-0067962.

• Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for StormWater Facilities and Systems recorded in Instrument No. 20151029-0110061.

• Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060224-0021731.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3713 Hamilton Church Road. Antioch. Tennessee 37013**.

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), their heirs and 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), 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/our hand(s) this the 13th DAY OF AUGUST, 2021.

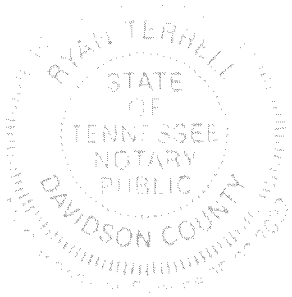
Kelvin A. Parker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELVIN A. PARKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 13, 2021.

J. Carlton Drumwright

August 13, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 13, 2021.

Notary

My Commission Expires: 12/18/22

