Karen Johnson Davidson County
Batch# 704189 DEEDWARR
08/25/2021 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,274.76
20210825-0114864

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $614,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF August, 20 21

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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
Marcheta V Parker and Walter W Parker, Trustees of The Owen Valentine Jr. Trust u/a/d May 6, 2021	Marcheta V Parker & Walter W Parker Trustees	
(NAME) PO Box 2124	(NAME) PO Box 2124	04301018300
(ADDRESS) Huntsville AL 35801	(ADDRESS) Huntsville, AL 35801	04301018400
(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, **Walter W Parker and Marcheta V. Parker** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marcheta V Parker and Walter W Parker, Trustees of The Owen Valentine Jr. Trust u/a/d May 6, 2021,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 2 on the Plan of Section 2, Pierce Place of record in Plat Book 5190, Page 759 and Lot No. 3, An Amendment to Lot No. 5, Section 1 and Lots 3 and 4, Section 2, Pierce Place of record in Plat Book 6050, Page 10, 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 Walter W. Parker and Marcheta V. Parker, a married couple by Quitclaim deed from Reput Pierce of record in Instrument No. 20180322-0027262 Register's Office for Davidson County, Tennessee, dated March 22, 2018 and recorded on March 22, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1305 and 1307 Pierce Road Madison, TN 37115
(unimproved) (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 23rd day of August, 2021.

Walter W Parker

Marcheta V. Parker

STATE OF Missouri
COUNTY OF Greene

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

WITNESS my hand and official seal at office this 23rd day of August, 2021.

Notary Public Patricia A. Seamon

My Commission Expires: 07-12-2025

PATRICIA A. SEAMON
Notary Public - Notary Seal
Taney County - State of Missouri
Commission Number 13741006
My Commission Expires Jul 12, 2025

Certificate of Authenticity

I, Holly A. Mason, 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 8/23/21.

Affiant Signature

8/23/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23rd day of August, 2021.

Notary's Signature

(Notary Seal)

MEMORIE WHITE
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

My Commission Expires: 3.3.2025