WARRANTY DEED

Karen Johnson Davidson County
Batch# 704713 DEEDWARR
08/25/2021 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,178.93
20210825-0115022

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $588,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

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	05901002100
(NAME)	(NAME)	
PO Box 2124	PO Box 2124	
(ADDRESS)	(ADDRESS)	
Huntsville, AL 35801	Huntsville, AL 35801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE 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, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 5 on the Plan of Vista Estates, of record in Book 4460, Page 196, Register's Office of Davidson County, tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Walter W. Parker and Marcheta V. Parker, by virtue of that certain Quit Claim Deed dated March 22, 2018, and being of record at Instrument No. 20180322-0027261 in the Register's Office of Davidson County, Tennessee.

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.

unimproved
This is improved x property known as 6105 Beals Lane Nashville, TN 37218
(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

8/24/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of August, 2021

Notary's Signature (Notary Seal)

My Commission Expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON