Karen Johnson Davidson County
Batch# 726311 DEEDWARR
09/29/2021 11:33:30 AM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20210929-0130953

Recording requested by:
Ready Signing & Closing Services, LLC
3355 Poplar Ave. Ste. 110
Memphis, TN 38111

After Recording Return To:
Ready Signing & Closing Services, LLC
3355 Poplar Ave. Ste. 110
Memphis, TN 38111

Prepared by:
Ready Signing & Closing Services, LLC
3355 Poplar Ave. Ste. 110
Memphis, TN 38111

File Number: 2021-2105

Parcel ID: 093-13-0-262.00 (PART OF)

Warranty Deed

THIS INDENTURE made and entered into this 16th day of September, 2021 by and between Carmelitar Parham, a married woman and Lucretia Brown, a married woman parties of the first part, and Travis A. Newbergand Maria N. Newberg husband, and wife party of the second part.

WITNESS That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has barga.ned and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Shelby, State of Tennessee, to wit:

See attached legal description

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered except: City of Nashville and 2022 Davidson County real property taxes, Being liens not yet due and payable, subject to Subdivision Restrictions, Building Line, and Easements of record at Plat Book Page and easements all being of record in Davidson County Recording Office and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Carmelitar Parham

Lucretia Brown

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of September, 2021, before me personally appeared ~~Carmelitar Parham~~ MRD and Lucretia Brown, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of September, 2021.

Notary Signature
My commission expires: 7/2/2024

MICHELLE R. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 07-02-2024

Property Owner Name and Address:
Travis A. Newberg 341 South Street Medfield, MA 02052
1403 Sigler Street
Nashville, TN 37203

Mail Tax Bills To:
Travis A. Newberg
341 South Street
Medfield, MA 02502

Property Address: 1403 Sigler Street, Nashville, TN 37203 Part of Parcel: 093-13-0-262.00

Carmelitar Parham
Carmelitar Parham

Lucretia Brown

STATE OF TENNESSEE
COUNTY OF Davidson

On this ~~15~~16th day of September, 2021, before me personally appeared Carmelitar Parham ~~and Lucretia Brown~~, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~15~~16th day of September, 2021.

Yulanda Pillow
Notary Signature
My commission expires: May 23, 2023

YULANDA PILLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 23, 2023
COUNTY OF RUTHERFORD

Property Owner Name and Address:
Travis A. Newberg 341 South Street Medfield, MA 02052
1403 Sigler Street
Nashville, TN 37203

Mail Tax Bills To:
Travis A. Newberg
341 South Street
Medfield, MA 02502

Property Address: 1403 Sigler Street, Nashville, TN 37203 Part of Parcel: 093-13-0-262.00

State of Tennessee
County of

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater, is which $450,000.00 amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO before me this 16th day of September, 2021

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Notary

EXHIBIT A

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Sigler City Homes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20210916-0124397, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Mildred Edmonson by Warranty Deed from Ann Guess of record in Book 4663, Page 792, Register's Office for Davidson County, Tennessee, dated December 08, 1972 and recorded on December 12, 1972.

Said Mildred Edmonson aka Mildred Edmonson Armstrong became deceased on November 16, 2005, leaving Last Will and Testament filed for Probate in Docket No. 06P11, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Johnette Edmonson Brown is appointed as Executrix of the Estate of Mildred Edmonson Armstrong, deceased. Walter Armstrong is granted a life estate interest with remainder unto Leytna Perkins Roberts and Frances Evans.

Affidavit of Devisees of Mildred Edmonson aka Mildred Edmonson Armstrong of record in Instrument No. 20140210-0011567, said register's office, whereby Carmelitar Parham and Lucretia Brown are named as devisees.

Said Walter Armstrong became deceased on June 8, 2009, thereby divesting said life estate.

Being also known as 1403 A Sigler Street, Nashville, Tennessee 37203.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/27/2021 (date ~~of document~~).

Affiant Signature

09/27/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 27th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025