QUITCLAIM DEED
(REAL ESTATE)

THIS INSTRUMENT PREPARED BY:
Paul R. White, Attorney at Law
133 Laird Road
Nashville, TN 37205-3241

Karen Johnson Davidson County
Batch# 746107 DEEDQC
10/28/2021 12:04:35 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20211028-0144914

This space for Recorder use only.

New Owner: Sandra Rhodes Parker
2631 Pennington Bend Road
Nashville, TN 37214

Map-Parcel No: 06200014900

Send tax notice to: Sandra Rhodes Parker
2631 Pennington Bend Road
Nashville, TN 37214

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $0.00

Sandra Rhodes Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this 26th day of October, 2021.

Paul R. White
NOTARY PUBLIC
My commission expires: 3 January 2023

PAUL R. WHITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, I,

Sandra Rhodes Parker, Personal Representative of the Estate of David Young Parker, Sr., Deceased, whose Estate is being administered in the Seventh Circuit Court, Probate Division, of Davidson County, Tennessee under Docket #21P-1423, pursuant to the terms of the hereinafter described Warranty Deed, convey to Sandra Rhodes Parker, an unmarried person, as the surviving member of a tenancy by the entireties with the said David Young Parker, Sr., this conveyance to her being as the sole and only tenant, and to her heirs, successors and assigns, the unencumbered fee simple interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Being a tract of land located in the 15th Councilmanic District of Davidson County, Tennessee, said parcel being all of Lot 3 and the easterly portion of an un-named undeveloped street also shown on the final plat of Pennington Meadows Section One as recorded in Book 6050, Page 133, in the Register's Office of Davidson County, TN, and being more particularly described as follows:
>
> Beginning at a point in the North Right-of-Way of Pennington Bend Road (50 foot Right-of-Way), said point being witnessed by an old iron rod, NORTH 14 DEGREES 36 MINUTES 37 SECONDS WEST, 1.57 Feet from said point.
>
> Thence with Right-of-Way, NORTH 78 DEGREES 50 MINUTES 58 SECONDS WEST, 190.53 Feet [to] an old iron rod, the Southeast corner of Lot 1 of the SISTERS OF MERCY SUB & BOUNDARY PLAT, as recorded in Book 7900, Page 224 in the Register's Office of Davidson County, TN.
>
> Thence, NORTH 09 DEGREES 48 MINUTES 35 SECONDS EAST, 200.57 Feet to an old iron rod.
>
> Thence SOUTH 80 DEGREES 00 MINUTES 43 SECONDS EAST, 203.50 Feet to an old iron rod, said point being in the West line of the CATHOLIC DIOCESE OF NASHVILLE, as recorded in instrument Number 20120807-0070363, in the Register's Office of Davidson County, TN.
>
> Thence with said line, SOUTH 13 DEGREES 27 MINUTES 17 SECONDS WEST, 204.81 Feet to the point of beginning, and containing 0.92 acres, more or less, according to survey by Weatherrford and Associates, LLC, P. O. Box 8248, Hermitage, TN 37076, 615-391-3044, Paul G. Weatherford, RLS TN-RLS No. 1941, dated April 9, 2015.

Being the same property conveyed to David Young Parker and wife, Sandra Rhodes Parker by Frank Batson Homes, Inc. by Warranty Deed, of record in Instrument 20160404-0032089, said Register's Office, dated April 1, 2016.

This conveyance is subject to Restrictions of record in Book 6393, Page 846, amended in Book 6465, Page 221 and Book 6879, Page 638 (Waiver of Rights) said Register's Office.

This conveyance is made subject to: (1) 2021 taxes; All matters appearing on the Plan of Record in Plat Book 6050, Page 133, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of wat for public utilities.

The above-mentioned David Young Parker and David Young Parker, Sr. are one and the same person.

This is improved property located at and known as: 2631 Pennington Bend Road, Nashville, TN 37214.

Consideration Certificate: By her signature, the Grantor listed on this Deed declares that the sales price shown above is the full consideration paid for the property, and that this Deed is given to conclude the Administration of the Estate of David Young Parker, Sr., the Decedent.

THE ABOVE description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

NO TITLE EXAMINATION HAS BEEN PERFORMED.

The tax bill address is the same as the Grantee's address.

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, her successors and assigns, forever.
IN WITNESS WHEREOF, the Grantor has hereunto set her hand.

Sandra Rhodes Parker, Personal Representative
Of the Estate of David Young Parker, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Sandra Rhodes Parker, the Personal Representative of the Estate of David Young Parker, Sr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument, for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County on the 26th day of October, 2021.

NOTARY PUBLIC

My commission expires: 3 January 2023

