Name and Address of New Owner:
Able Builders, Inc.
686 Putnam Drive
Nashville TN. 37218
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 750702 DEEDWARR
11/08/2021 11:35:35 AM 3 pgs
Fees: $18.00 Taxes: $240.50
20211108-0148842

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 058-12-0-030

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rosie Parker, Kitani Parker Lemieux, Ardis Parker, Jr., Veatrice Parker Futch, LaRissa E. Parker, and MaQuel H. Parker**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Able Builders, Inc., a Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 196 on the Plan of Royal Hills, Section 3, as of record in Plat Book 4860, Page 47, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rosie Parker, Kitani Parker-Lemieux, Ardis Parker, Jr., Veatrice Parker-Futch, LaRissa E. Parker, and MaQuel H. Parker their successors and assigns, in fee simple by Substitute Trustee's Deed from Rodney Lewis Caldwell, as Substitute Trustee dated April 1, 2015 and recorded April 1, 2015 of record in Instrument No. 20150401-0028446 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Unimproved property known as: 686 Putnam Drive, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of October, 2021.

Rosie M. Parker (SEAL)
Rosie Parker

Kitani Parker Lemieux By Rosie Parker Attorney in Fact (SEAL)
Kitani Parker Lemieux by Rosie Parker, Attorney-In-Fact

Ardis Parker, Jr. By Rosie Parker Attorney in Fact (SEAL)
Ardis Parker, Jr. by Rosie Parker, Attorney-In-Fact

Veatrice Parker Futch By Rosie Parker attorney in fact (SEAL)
Veatrice Parker Futch by Rosie Parker, Attorney-In-Fact

LaRissa E. Parker By Rosie Parker Attorney in Fact (SEAL)
LaRissa E. Parker by Rosie Parker, Attorney-In-Fact

MaQuel H. Parker By Rosie Parker Attorney in Fact (SEAL)
MaQuel H. Parker by Rosie Parker, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of October, 2021, before me personally appeared Rosie Parker and LaRissa E. Parker, 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 20th day of October, 2021.

Notary Signature
My commission expires: 11.8.21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of October, 2021, before me personally appeared Rosie Parker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kitani Parker-Lemieux, Ardis Parker, Jr., and Veatrice Parker-Futch pursuant to a Specific Power of Attorney dated July 26 and 27, 2021 and filed of record in Instrument No. 20211022-0142374, in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of Kitani Parker-Lemieux, Ardis Parker, Jr., and Veatrice Parker-Futch, as their attorney in fact.

Witness my hand, at office, this 20th day of October, 2021.

Notary Signature
My commission expires: 11.8.21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of October, 2021, before me personally appeared Rosie Parker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MaQuel H. Parker pursuant to a Specific Power of Attorney dated October 23, 2019 and filed of record in Instrument No. 20211022-0042375, in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of MaQuel H. Parker as their attorney in fact.

Witness my hand, at office, this 20th day of October, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Notary Signature
My commission expires: 11.8.21

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $65,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

JONATHON TRISTON JACOBS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20th day of October, 2021.

Notary Signature
My commission expires: 6.23.25