Karen Johnson Davidson County
Batch# 754045 DEEDWARR
11/12/2021 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $836.20
20211112-0151030

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT210900319

WARRANTY DEED

CHARLOTTE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-2-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
~~$235,000.00~~
$226,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 5th day of November, 2021

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel Pauls **210 Wiley St.** **Madison, TN 37115**	**SAME**	**043-09-041.00**

FOR AND IN 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, WE,

Kim Merrill Parent, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rachel Pauls, Unmarried Woman

HEREINAFTER CALLED THE GRANTEES, 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. 48 on the plan of Overlook Estates, Block A, of record in Book 843, Page 105, Register's Office for Davidson County, Tennessee (previously misidentified in prior deeds as being in Book 8443), to which reference is here made for a more complete and accurate description.

BEING the same property conveyed to Kim Merrill Parent, unmarried woman, by Warranty Deed from Eric Sox, a married man, and George Brandt, a married man, an undivided ½ undivided interest each, dated 12/21/2017 and recorded 12/27/2017 in Instrument No. 20171227-0131030, Register's Office for Davidson County, Tennessee.

The undersigned Stan Bumgarner spouse of Kim Merrill Parent joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

This conveyance is subject to: 1) Current years taxes which have been prorated and paid by the Grantors; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **210 Wiley St., Madison, TN 37115**
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 our hands this 5th day of November, 2021.

Kim Merrill Parent

Stan Bumgarner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kim Merrill Parent and Stan Bumgarner the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of November, 2021.

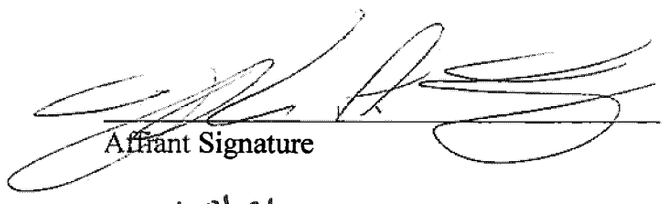
Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

Certificate of Authenticity

I, **Joshua A. Terry**, 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 11/05/21.



Affiant Signature

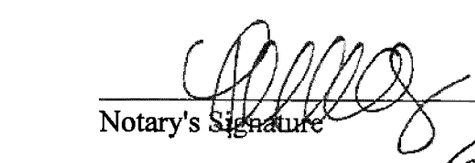
11/08/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/08/21.



Notary's Signature

My Commission Expires:

