Karen Johnson Davidson County
Batch# 760504 DEEDWARR
11/24/2021 11:17:50 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50
20211124-0156079

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-14774-TC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $725,000.00.

Amanda Birner
Affiant

CHRISTINE N MARON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Subscribed and sworn to before me, this the 22nd day of November, 2021.

Notary Public
My Commission Expires: 10/26/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
C. Robinson 5033 Ragland Dr. Nashville, TN 37220	New Owner	146 10 0 063.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **John Michael Parker and Jennifer Carey Parker, Husband and Wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **C. Robinson, a married man**, 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. 21 on the Plan of Ragland Estates as of record in Plat Book 2663, Page 104, Register's Office for said County.

Said Lot No. 21 fronts 238.4 feet on the West side of Ragland Drive and runs back between lines 190 feet on the Northerly line and 187.3 feet on the Southerly line to a dead line in the rear, measuring 222.6 feet thereon.

Being the same property conveyed to John Michael Parker and Jennifer Carey Parker, Husband and Wife, by Warranty Deed from John R. Dorris, Jr. and Wife, Sharon H. Dorris, of record in Instrument No. 20150817-0082266, in the Register's Office of Davidson County, Tennessee, dated August 14, 2015 and recorded on August 17, 2015.

This is improved or property located at: **5033 Ragland Drive, Nashville, TN 37220.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of November, 2021.

GRANTOR:

John Michael Parker

Jennifer Carey Parker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Michael Parker and Jennifer Carey Parker, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of November, 2021.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024