WARRANTY DEED

Karen Johnson Davidson County
Batch# 766397 DEEDWARR
12/03/2021 07:54:30 AM 3 pgs
Fees: $18.00 Taxes: $860.25
20211203-0160188

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $232,500.00.

Affiant

Subscribed and sworn to me on 11/19/21.

NOTARY PUBLIC
My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Daniel Raymond Gregory 5035 Upper Park Place Antioch, TN 37013	Bank of America, N.A. 4500 Amon Carter Blvd. Fort Worth, TX 76155	175 2 G 81 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Todd Griffin Parker, married, and Doug Griffin Parker, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Daniel Raymond Gregory, unmarried, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being all of Unit No. 7703, on the plan of Old Hickory Commons, Section Five, a Planned Unit Development, according to plat and survey appearing of record on Exhibit showing in Instrument Number 20190502-0040940 and amended in Instrument Number 20190502-0040941, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of location and description of said lot.
>
> Being the same property conveyed to Todd Griffin Parker, married, and Doug Griffin Parker, unmarried, by Warranty Deed from Ole South Properties, Inc. a Tennessee Corporation, dated October 18, 2019, appearing of record in Instrument Number 20131029-0110651, of the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 5035 Upper Park Place, Antioch, Tennessee 37013.
>
> Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.
>
> Doug Griffin Parker is also known as Douglas Griffin Parker.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 11/19/21.

Todd Griffin Parker

Doug Griffin Parker
By: Todd Griffin Parker, attorney-in-fact

Doug Griffin Parker
By: Todd Griffin Parker, attorney-in-fact

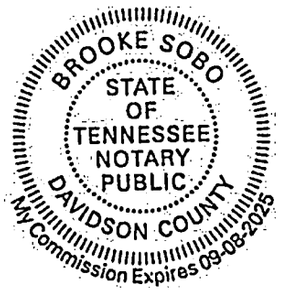
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 11/19/21, before me personally appeared Todd Griffin Parker, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 11/19/21

NOTARY PUBLIC

My Commission Expires: 9/8/25



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Todd Griffin Parker, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "attorney-in-fact" for Douglas Griffin Parker and is authorized by Douglas Griffin Parker to execute this instrument on behalf of Douglas Griffin Parker.

Witness my hand and official seal on 11/19/21

NOTARY PUBLIC

My Commission Expires: 9/8/25



Certificate of Authenticity

I, John Cobb Rochford, do hearby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law. on November 19, 2021

Signature November 19, 2021

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed. on November 19, 2021

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY