RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-4321-2021

Karen Johnson Davidson County
Batch# 782730 DEEDWARR
01/03/2022 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $687.09
20220103-0000294

**WARRANTY DEED**

MELISSIA DUGGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES FEBRUARY 28, 2022

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,700.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of Dec., 2021

NOTARY PUBLIC

My commission expires: 2/28/22

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Scott E. Lucier<br>114 McKinley Street<br>Nashville TN 37115 | Same address as new owner | 034-13-0-146.00 |

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY FIVE THOUSAND SEVEN HUNDRED AND 00/100 Dollars ($185,700.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ALICIA NICOLE PARHAM**, unmarried, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SCOTT E. LUCIER**, as sole owner, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12, Block C on the Map of East Lawn Subdivision of record in Plat Book 547, Page (s) 153 and 154, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alicia Nicole Parham, an unmarried woman from Alessandro Rustioni, married, by Warranty Deed dated 09/07/2019 and recorded 10/07/2019 in Instrument No. 20191007-0102290, Register's Office of said County.

This is improved property known as 114 McKinley Street, Nashville, TN 37115, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and will be at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 23rd day of December, 2021

GRANTOR(S)

Alicia Nicole Parham

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Alicia Nicole Parham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of December, 2021.

FRANK W. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Notary Public

Frank W. Roberts

Printed Notary Name

My commission expires: 9-23-25

I, Kim Swanner, 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 December 23, 2021.

Affiant Signature

12/23/21
Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 23 day of December, 2021.

Notary Signature

Commission Expires:

ABBY LUKONEN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 11-19-2025