Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 840478 DEEDWARR
04/18/2022 11:17:23 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50

20220418-0044172

2022-139

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $615,000.00

Affiant

Subscribed and sworn to before me this 14th day of April, 2022.

Notary Public
My Commission Expires

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES SEPTEMBER 08, 2025

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kevin D. Stinson and Richard Davidson	New Owner	
41 Ashington Lane		160-11-0A-116.00
Brentwood, TN 37027		

WARRANTY DEED

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 **Robert T. Parkinson, Sr., Administrator of the Estate of Joanne M. Parkinson, deceased and Robert T. Parkinson, Sr., Individually and Linda Marie Parkinson, Individually** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kevin David Stinson and Richard Patrick Davidson, a married couple,** hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Revised Phase IV, Hemmingwood of record in Plat Book 6900, Page 574, 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 Joanne M. Parkinson, a single person by Warranty Deed from Irene V. Veraldi Trust of record in Book 8692, Page 765, Register's Office for Davidson County, Tennessee, dated July 30, 1992 and recorded on August 04, 1992.

The said Joanne M. Parkinson having died on or about December 26, 2021, leaving a Probate at Docket No. 22P90, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **41 Ashington Lane, Brentwood, TN 37027.**

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

Insurance Company against any loss or expenses, including attorney fees, sustained because any statement herein is directly or indirectly asserted or alleged to be false or inaccurate.

12. That the undersigned has not been the recipient of any public funds under the provisions of the Hill Burton Act or any other similar state or federal statutes.

Witness our hands this 13th day of April, 2022.

The Estate of Joanne M. Parkinson

Robert T. Parkinson, Sr., Administrator

Robert T. Parkinson, Sr., Individually

Linda Marie Parkinson, Individually

STATE OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Robert T. Parkinson, Sr., Administrator of the Estate of Joanne M. Parkinson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Philadelphia, Pennsylvania this 13th day of April, 2022.

Notary Public at Large
My Commission Expires: December 27, 2025

STATE OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, Robert T. Parkinson, Sr., the within named bargainor, 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 official seal at Philadelphia, Pennsylvania this 13th day of April, 2022.

Notary Public at Large
My Commission Expires: December 27, 2025

STATE OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, Linda Marie Parkinson, the within named bargainor, 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 official seal at Philadelphia, Pennsylvania this 13th day of April, 2022.

Notary Public at Large
My Commission Expires: December 27, 2025

Commonwealth of Pennsylvania - Notary Seal
Emmanuel Cossler Outou Mindo, Notary Public
Philadelphia County
My Commission Expires December 27, 2025
Commission Number 1411861

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Revised Phase IV, Hemmingwood of record in Plat Book 6900, Page 574, 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 Joanne M. Parkinson, a single person by Warranty deed from Irene V. Veraldi Trust of record in Book 8692, page 765, Register's Office for Davidson County, Tennessee, dated July 30, 1992 and recorded on August 04, 1992. (Value or consideration shown in aforementioned deed $159,000.00.)

The said Joanne M. Parkinson having died on or about December 26, 2021, leaving a Probate at Docket No. 22P90, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).