Karen Johnson Davidson County
Batch# 843260 DEEDWARR
04/20/2022 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20220420-0045935

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $200,000.00 Affiant Subscribed and sworn to before me, this the 1st day of April, 2022. Notary Public My commission expires: 3/3/26

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Angel Sims	New Owner(s)	081-15-0-327.00
1708 Knowles Street		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DEWAYNE LAMONT PARKER, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANGEL SIMS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the Westerly 25 feet of lot No, 29 and the Easterly 15 feet of lot No. 30 on the Map of Bransford Realty Company's Re-subdivision of part of Manlove's Addition, as of record in Book 421, Page 53, Register's Office of Davidson County, Tennessee.

Said part of lots Nos. 29 and 30 front together 40 feet on the Northerly side of Knowles, formerly Thompson Street, as widened and run back between parallel lines 140 feet, more or less, to an alley.

Being the same property conveyed to Flora M. Dillard by Warranty deed from Woodbine Community Organization (WCO), Inc., a Tennessee Not for Profit corporation of record in Instrument No. 20190329-0028606 Register's Office for Davidson County, Tennessee, dated March 28, 2019 and recorded on March 29, 2019.

Being the same property conveyed to DeWayne Lamont Parker by Quitclaim deed from Mrs Flora Mae Dillard of record in Instrument No. 20210504-0059719 Register's Office for Davidson County, Tennessee, dated May 04, 2021 and recorded on May 04, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1708 Knowles Street, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of March, 2022.

DeWayne Lamont Parker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named DeWayne Lamont Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of March, 2022.

Notary Public

My Commission Expires: 7/13/2024

JATIN A. SHAH
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
07/13/2024
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 3/28/22 (date of document).

Affiant Signature

4/14/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 14th day of April, 2022.

Notary's Signature

NOTARY'S SEAL:

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

MY COMMISSION EXPIRES: 1/6/25