Karen Johnson Davidson County
Batch# 843611 DEEDWARRSP
04/21/2022 02:44:09 PM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20220421-0046364

This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Zachary P. Brandler	NEW OWNER	MAP
1608 Cahal Avenue		PARCEL 118-13-0-003.00
Nashville, TN 37206		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Regions Bank, Trustee of The Norman Randolph Parks Revocable Living Trust, dated September 25, 2017,**(the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Zachary P. Brandler**(the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

Being Lots Nos. 44 and 45 on the Map of Draughon Tract, as of record in Book 974, Page 39, Register's Office for Davidson County, Tennessee, and the Westerly 60 feet of the Northerly 25 feet of Lot No. 47 on the Map of Section No. 1, of the Oriental Golf Club Subdivision as of record in Book 1424, page 10, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

And also shown on a survey by Ronald G. Taylor, Registered Land Surveyor, Tennessee No. 2123, L. I. Smith & Associates, Inc., dated February 8, 2022, attached as Exhibit "A".

Being the same property conveyed to Judith Elaine Parks, a single person by Warranty deed from Charles Furman Cauthen and wife Charlotte Seals Cauthen of record in Book 5675, page 442, Register's Office for Davidson County, Tennessee, dated November 06, 1980 and recorded on November 07, 1980.

The said Judith Elaine Parks having died testate on January 19, 2020. The Last Will and Testament of Judith Elaine Parks was probated and incorporated herein by reference at Docket No. 20P-742, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

Being the same property conveyed to Norman Randolph Parks by Executor's Quitclaim deed from Norman Randolph Parks, Executor of The Estate of Judith E. Parks (a/k/a Judith Elaine Parks), deceased of record in Instrument No. 20201120-0136837 Register's Office for Davidson County, Tennessee, dated October 20, 2020 and recorded on November 20, 2020.

Being the same property conveyed to Regions Bank, Trustee of The Norman Randolph Parks Revocable Living Trust, dated September 25, 2017 by Quitclaim deed from Norman Randolph Parks of record in Instrument No. 20210708-0092034 Register's Office for Davidson County, Tennessee, dated June 17, 2021 and recorded on July 08, 2021.

This is __ unimproved _X_ improved property known as **1109 Graybar Lane, Nashville, TN 37204**

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 20th day of April, 2022.

The Norman Randolph Parks Revocable Living Trust, under agreement dated September 25, 2017
By: Regions Bank, Trustee

BY: _____
David P. Rogers, Vice President of Regions Bank

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **David P. Rogers, Vice President of Regions Bank** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustees** of the **Norman Randolph Parks Revocable Living Trust,** the within named bargainor, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Norman Randolph Parks** as such **Trustees.**

Witness my hand and official seal this the 20th day of April, 2022.

My Commission expires: 9-6-22

Tracey Perry
Notary Public

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $**760,000.00**.

Nancy Enoch
Affiant

Subscribed and sworn to before me this 20th day of April, 2022

Tracey Perry
Notary Public

My Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

LOTS 44,45 DRAUGHN TRACT
(AS RECORDED IN BOOK 974, PAGE 39)

P/O LOT 47 SECTION 1
ORIENTAL GOLF CLUB SUBDIVISION
(AS RECORDED IN BOOK 1424, PAGE 10)

1109 GRAYBAR LANE
NASHVILLE, TENNESSEE 37218

TWENTY-FIFTY (25th) COUNCIL DISTRICT
DAVIDSON COUNTY, TENNESSEE
R10 ZONING

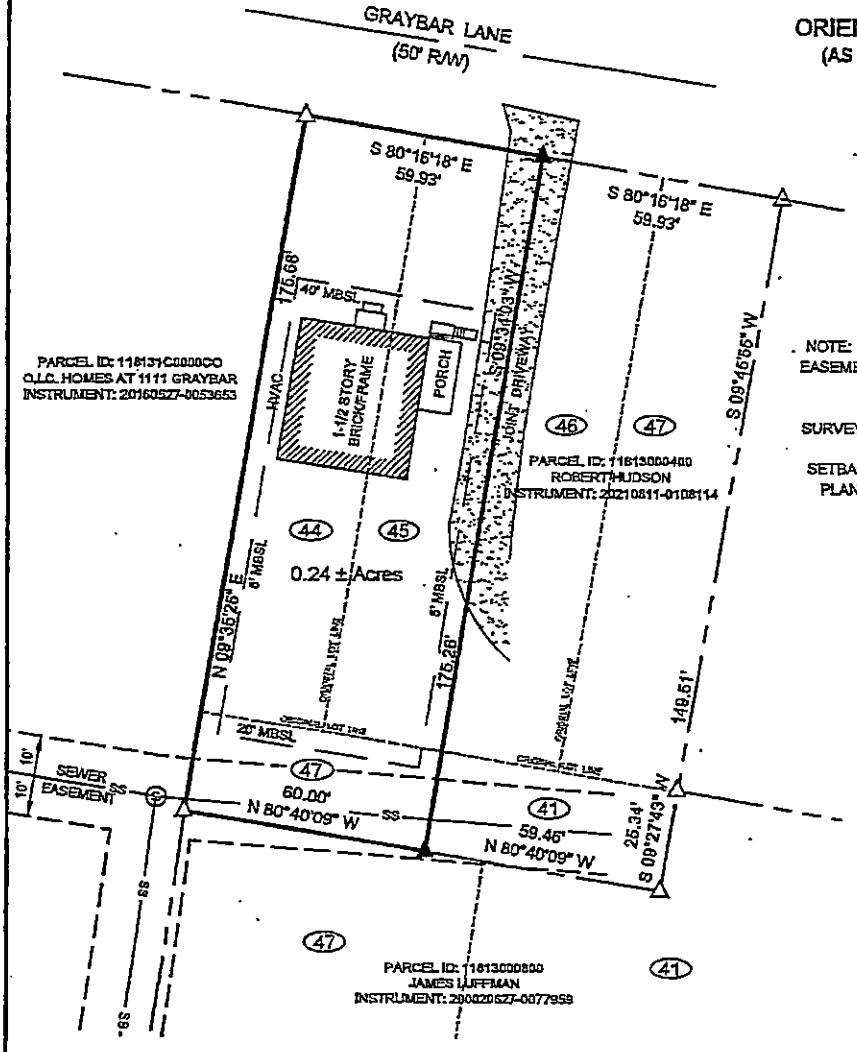
PARCEL ID: 11813000300
SALE INSTRUMENT: 20210708-0092034

AREA = 0.25 ± ACRES

NOTE: THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.

SURVEY FIELD WORK WAS COMPLETED ON 01/03/2022

SETBACKS SHOWN TAKEN FROM METRO NASHVILLE PLANNING DEPARTMENT DISTRICT BULK TABLES 17.12.020A and 17.12.030A



LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE OF ASPHALT
- MIN. BUILDING SETBACK LINE (MBSL)
- SS — SANITARY SEWER LINE
- SEWER EASEMENT LINE
- FENCE LINE
- Ⓢ — SANITARY SEWER MANHOLE
- △ — 5/8-INCH REBAR (FOUND)
- ▲ — 5/8-INCH REBAR (SET)

0' 30' 60' 90'

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS IN EXCESS OF 1:10,000 USING TOTAL STATION AND GPS SURVEY EQUIPMENT. THIS SURVEY WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

LOCATION OF PERIMETER MONUMENTS FOR THIS BOUNDARY SURVEY WERE PERFORMED USING SPECTRA PRECISION SP60 GNSS RECEIVER USING REAL TIME KINEMATIC (RTK) METHODS RELATIVE TO TDOT BASE REFERENCE RECEIVER. LOCATIONS GENERATED USING RTK VECTORS HAD A HORIZONTAL PRECISION OF 0.05' AND A VERTICAL PRECISION OF 0.10'. DISTANCES SHOWN HEREON ARE GROUND.

DATE: 02/08/2022

RONALD G. TAYLOR, R.L.S
TENNESSEE REGISTRATION NO. 2123

RONALD G. TAYLOR — REGISTERED LAND SURVEYOR — TENNESSEE NO. 2123 — 02/08/2022

L.I. Smith and Associates, Inc.
LAND DEVELOPMENT | INFRASTRUCTURE DESIGN
SURVEYING SERVICES
302 North Caldwell Street, Paris, TN 38242 | 731-644-1014 | www.lismith.com
475 Metroplex Drive, Suite 212 Nashville, TN 37211 | 615-256-0280

© 2022	L.I. SMITH & ASSOCIATES, INC.	SHEET: 1 of 1
DRAWN BY: RT	CHECKED BY: RT	SCALE: 1" = 30'
PROJECT # 210895		DATE: 02/08/22