Karen Johnson Davidson County
Batch# 867053 DEEDWARR
06/03/2022 12:02:30 PM 5 pgs
Fees: $28.00 Taxes: $1,245.05
20220603-0064318

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37079-05-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $336,500.00. Affiant Subscribed and sworn to before me this 31st day of May, 2022. Notary Public My Commission Expires:

KELLER & CO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Stephen R. Parker 903 15th Ave., S Nashville, TN 37212	Stephen R. Parker 903 15th Ave., S Nashville, TN 37212	Map and Parcel No.: 07115014200 071 15 0 142.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Lee Renick, Jr., Trustee of The William Lee Renick, Jr., Revocable Living Trust dated December 31, 2021**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen R. Parker** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 1341 Meridian Street, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of May, 2022.

William Lee Renick, Jr., Trustee of The William Lee Renick, Jr., Revocable Living Trust dated December 31, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Lee Renick, Jr., Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2022.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

Notary Public

My Commission Expires:

EXHIBIT "A"

Being Lot No. 383 & 384, on the Map of Highland Land Company's Plan, of record in Book 421, Page 14, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lots Nos. 383 & 384 front together 50 feet on the Easterly side of Meridian Street and extend back between parallel lines along the Southerly margin of Marie Street.

Being the same property conveyed to William Renick, Jr., unmarried by Warranty Deed from Leland D. Watts, of record in Instrument No. 20000912-0090577, in the Register's Office of Davidson County, Tennessee, dated August 25, 2000 and recorded on September 12, 2000.

Being the same property conveyed to William Lee Renick, Jr., Trustee For The William Lee Renick, Jr. Revocable Living Trust Dated 12/13/21 by Quitclaim Deed from William L. Renick, Jr., A/K/A William Renick, Jr., A/K/A Bill Renick, Jr., Unmarried, of record in Instrument No. 20220311-0028262, in the Register's Office of Davidson County, Tennessee, dated March 02, 2022 and recorded on March 11, 2022.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable. Map and Parcel No. 07115014200.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Highland Land Co's Subdivision, as recorded in Plat Book 421, Page(s) 14 .

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 5/31/22

GEORGE E. MUDTER, JR.
Dated 5/31/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature Dated 5/31/22
My Commission Expires: 10/2/2023
Notary Seal:



TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 5/31/22

GEORGE E. MUDTER, JR.
Dated 5/31/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 5/31/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

