KAYLA ANN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Karen Johnson Davidson County
Batch# 885480 DEEDWARR
07/07/2022 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20220707-0078547

WARRANTY DEED

File No. EY-22-2734

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON.~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of July, 2022

Kayla Ann Carter
Notary Public

MY COMMISSION EXPIRES: 3.7.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valerie S. McFarland	First Community Mortgage, Inc	
(NAME)	(NAME)	
412 South Downs Circle	262 Robert Rose Drive, Ste 200	025-08-0A-073.00-CO
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Alexandria Banks and Jimmy Christopher Banks, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Valerie S. McFarland, a single woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Parkview Preserve, Phase 1B, of record in Instrument No. 20200320-0030812, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Parkview Preserve Holding LP, a Delaware Limited Liability Partnership by Quitclaim Deed from Evelyn Banner Sutton of record in Instrument No. 20180125-0007940 Register's Office for Davidson County, Tennessee, dated January 24, 2018 and recorded on January 25, 2018.

Being a portion of the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes by Warranty Deed from Parkview Preserve Holding LP, a Delaware Limited Partnership of record in Instrument No. 20210317-0035207 Register's Office for Davidson County, Tennessee, dated March 16, 2021 and recorded on March 17, 2021.

Being the same property conveyed to Alexandria Banks and Jimmy Christopher Banks, wife and husband by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20210803-0104140 Register's Office for Davidson County, Tennessee, dated August 02, 2021 and recorded on August 03, 2021.

This is property more commonly known as 412 South Downs Circle, Goodlettsville, TN 37072.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

Witness my/our hand this 5th day of July, 2022.

Alexandria Banks
Alexandria Banks

Jimmy Christopher Banks

STATE OF ~~TENNESSEE~~ KY Kentucky
COUNTY OF ~~DAVIDSON~~ Boone KY

On this 5th day of July, 2022, before me personally appeared Alexandria Banks and Jimmy Christopher Banks, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of July, 2022.

Notary Signature
My commission expires: 5/12/2025

KIMBERLY YVONNE JENKINS
Notary Public
Commonwealth of Kentucky
Commission Number KYNP29450
My Commission Expires May 12, 2025

Certificate of Authenticity

I, Joshua A. Terry, 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 7/5/22.

Affiant Signature

7/6/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/6/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON