WARRANTY DEED

Karen Johnson Davidson County
Batch# 891474 DEEDWARR
07/20/2022 10:31:19 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20220720-0083070

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$625,000.00**.

John Beckner
Affiant

Subscribed and sworn to before me, this the 18th day of July, 2022.

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

My commission expires: 12/14/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John Beckner	**Regions Bank d/b/a Regions Mortgage**	**Map 103-06-0 Parcel 012.00**
5628.Kendall Dr.	**P. O. Box 2153, Dept 2520**	
Nashville, TN 37209	**Birmingham, AL 35287-2520**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jennifer L. Parks nka Jennifer Parks Scott, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Beckner, unmarried man

HEREINAFTER CALLED THE GRANTEES, 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. 8 on the Plan of Brookside Courts Addition No. 2, of record in Plat Book 1835, Page 47, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Jennifer L. Parks, by Warranty Deed dated May 30, 2012, from Amy Shibley Whigham, unmarried, of record in instrument No. 20120613-0051687, Register's Office of Davidson County, Tennessee. Jennifer L. Parks has since married and is now known as Jennifer Parks Scott.

The property conveyed herein is not the place of residence of the Grantor's spouse.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 1835, Page 47, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Subject to a Driveway Easement of record in Book 5354, Page 835, said Register's Office. 3) Easement and Maintenance Agreement by and between Rebecca A. Wynne and husband, Robert Wynn Jr., and Jennifer L. Parks, of record in Instrument No. 20161004-0104894, said Register's Office. 4) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **5628 Kendall Dr., Nashville, TN 37209**

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 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(s) this 15 day of **July, 2022.**

Jennifer Parks Scott

Jennifer L. Parks nka Jennifer Parks Scott

STATE OF Maine)
COUNTY OF Penobscot)

Personally appeared before me, a Notary Public of said County and State, **Jennifer L. Parks nka Jennifer Parks Scott,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Bangor (city), Maine (state), this 15 day of **July, 2022.**

Kevin Tarr

Notary Public

My Commission Expires: 06/07/2028

KEVIN TARR
NOTARY PUBLIC
State of Maine
My Commission Expires
June 7, 2028