THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641580** Karen Johnson Davidson County Batch# 895070 DEEDWARR 07/27/2022 02:40:30 PM 3 pgs Fees: $18.00 Taxes: $4,162.50 20220727-0085809	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,125,000.00. Affiant Subscribed and sworn to before me, this 25th day of July, 2022. Notary Public My Commission Expires:

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Adam H. Parker and Laura Parker 471 Deer Ridge Lane Nashville TN 37221	New Owner	Tax Parcel ID No. 112-00-0-135.00

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, **Robin Lynn Jones, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam H. Parker and Laura Parker, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, and bring described according to a survey by P.A. Chapdelaine, Tennessee Surveyor No. 882, dated May 2, 1983, and being a 10.02 acre tract served by an unnamed easement road which existed with gravel prior to July 1, 1984, and said easement road being established on May 8, 1979, by instrument of record in Book 5393, page 898, Register's Office for Davidson County, Tennessee and the within described property consisting of more than 10 acres, described as follows:

Beginning at an iron pin in the center of Gerry Easement Road after being measured along the centerline of Gerry Easement Road 1282.46 feet in a Northeasterly direction from a point being measured along the centerline of an easement road 536.47 feet in a northerly and northeasterly direction from an iron pin in the center of said easement road where it joins the road described in Book 5393, page 898, Register's Office for Davidson County, Tennessee, also being R.C. Bibbs' northwest corner as shown in Book 5976, page 555, Register's Office for Davidson County, Tennessee; thence with the center of said continuing easement road which all purchasers of Heath 10 acre tracts having a right to ingress and egress over and inuring to their heirs, successors, and assigns but with the duties described in Book 5393, page 898, and now the within conveyed land being described as follows: First with a curve running along the centerline of Gerry Easement Road northeasterly with a curve 162.44 feet and North 65 degrees 33 minutes 24 seconds East 81.92 feet to a point and with a curve 242.61 feet to a point and North 45 degrees 03 minutes 45 seconds East 473.10 feet to a point; thence leaving Gerry Easement Road, North 44 degrees 56 minutes 15 seconds West 891.19 feet to an iron pin in Carl Ferguson's easterly line; thence South 04 degrees 09 minutes 47 seconds West 1264.79 feet in Ferguson and Kehoe's easterly lines to an iron pin; thence South 85 degrees 50 minutes 15 seconds East 25.00 feet to the point of beginning.

Being the same property conveyed to John G. Jones and wife, Robin L. Jones, by deed from David Greenway and wife, Glyn Greenway, of record in Book 6893, page 919 , dated June 20, 1986 , said Register's Office.

Being further conveyed to J. Greg Jones and wife, Robin L. Jones as equal tenants in common by quitclaim deed from J. Greg Jones and wife, Robin L. Jones, of record in Instrument No. 20000825-0084097, dated August 22, 2000, said Register's Office.

Being further conveyed to Robin Lynn Jones, by quitclaim deed from John Gregory Jones, of record in Instrument No. 20040916-0111561, dated July 29, 2004, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 112-00-0-135.00.

No insurance is afforded as to the acreage or square footage contained in the insured property.

Deed of easement of record in Book 2297, page 637, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 5393, page 898, Book 5379, pages 497, 501 and 509, said Register's Office.

Easement for ingress and egress in deed of record in Book 5393, page 898, said Register's Office.

This is improved property located at 471 Deer Ridge Lane Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 25th day of July, 2022.

Robin Lynn Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robin Lynn Jones, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2022.

Notary Public

My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Elizabeth Yerger, 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 **July 25, 2022**.

Affiant Signature

July 27, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

27th day of **July**, 20**22**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

