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. 37147-06-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $485,000.00. Affiant Subscribed and sworn to before me this 26th day of July, 2022. Notary Public My Commission Expires: 10.20.24

BROOKE BERGERON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
Expires 10-20-2024

Karen Johnson Davidson County
Batch# 895757 DEEDWARR
07/28/2022 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20220728-0086327

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
James Parke 905 Oneida Avenue Nashville, TN 37207	Fifth Third Bank 5001 Kingsley Drive Cincinnati, OH 45227	Map and Parcel No.: 07112019700

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, **Cindi Cervone Carlson and Michael Harry Carlson, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **James Parke, unmarried man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 905 Oneida Avenue, Nashville, TN 37207.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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 26th day of July, 2022.

Cindi Cervone Carlson by Gerald G. Patterson, Atty-In-Fact

Cindi Cervone Carlson by Gerald G. Patterson,
her attorney-in-fact

Michael Harry Carlson by Gerald G. Patterson, Atty-In-Fact

Michael Harry Carlson by Gerald G. Patterson,
his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Cindi Cervone Carlson, and he is authorized by Cindi Cervone Carlson to execute this instrument on her behalf.

Witness my hand, at office, this 26th day of July, 2022.

Notary Public

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Michael Harry Carlson, and he is authorized by Michael Harry Carlson to execute this instrument on his behalf.

Witness my hand, at office, this 26th day of July, 2022.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Victory Heights Subdivision, as of record in Plat Book 1130, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Cindi Cervone Carlson and Michael Harry Carlson, wife and husband, by deed dated April 16, 2019 from Amrollah Sharifi, a married person, and Naim Sharifi, a single person, of record in Instrument No. 20190417-0035504, Register's Office for Davidson County, Tennessee.

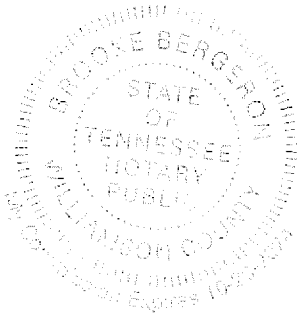
This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 07112019700.
2. Restrictive Covenants contained in an instrument of record in Book 1357, page 677, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 1130, page 97, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Yvette Meldrum, 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 24, 2022

7/24/22
Signature Date



State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24 day of July, 2022

Notary's Signature

10.20.24
My Commission Expires: