WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,375.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2022.

Notary Public

COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

Karen Johnson Davidson County
Batch# 901198 DEEDWARR
08/09/2022 02:34:47 PM 3 pgs
Fees: $18.00 Taxes: $1,399.99
20220809-0090626

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ilka Vanessa Wilson Vallee	new owner	173-16-0A-009-00
(NAME)	(NAME)	
3104 Hidden Creek Drive		
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013		
(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, we, **Scott Parmenter, Executor and Scott Parmenter and Amanda Reed, individually,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ilka Vanessa Wilson Vallee, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 17 on the plan of Hidden Creek, Phase 1, Section 1, Phase 2 And Phase 3, Section 1, a Planned Unit Development, as of record in Instrument 20030213-0020016, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal descriptions thereof.

Being the same property conveyed to Terry L. Parmenter, a single person in Warranty Deed from Elizabeth D. Gentry, an unmarried individual dated 07/15/2014 and recorded 07/17/2014 in Instrument Number 20140717-0063281 in the Register's Office of Davidson County, Tennessee. The said Terry L. Parmenter died on February 8, 2022. His last Will and Testament was admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee Probate Division under Docket 22P562, wherein his adult children, Scott Parmenter and Amanda Reed were named as sole beneficiaries of his residuary estate which includes this property.

Scott Parmenter joins in this transaction as Executor for the express purpose of relinquishing and conveying all right, title and interest of the estate to the Grantee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3104 Hidden Creek Drive (House Number) (Street) | (P.O. Address) | Cane Ridge, TN (City or Town) | 37013 (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-Rud-22 3104

File No.: 5916-22
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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. 4th SP AR

Witness our hands this ~~2nd~~ day of August, 2022.

Scott Parmenter, Grantor

Amanda Reed, Grantor

Scott Parmenter, Executor

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Scott Parmenter and Amanda Reed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who in my presence executed the within instrument and upon oath acknowledged that they did so as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this ~~2nd~~ 4th day of August, 2022.

Notary Public

Commission Expires: 11/3/25

LESLIE C. LOUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 3, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott Parmenter, Executor of the Terry L. Parmenter Estate, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 4th day of August, 2022.

Notary Public

My Commission Expires:

