Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-RUD-22-4021

PREPARED BY ~~(AND RETURN TO)~~:

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 913790 DEEDWARR
09/07/2022 03:49:09 PM 3 pgs
Fees: $18.00 Taxes: $1,596.55

20220907-0100466

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62780
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Emily Allen Jonathan Allen 4021 Lake Parkway Hermitage, TN 37076	Gardner Financial Services LTD, dba Legacy Mutual Mortgage 3503 Paesanos Pkwy San Antonio, TX 78231

TAX MAP PARCEL NUMBERS: 09708000600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$431,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patrick Paris Harger, as devisee and Executor under the Last Will and Testament of Johnny Ross Paris, the said Patrick Paris Harger being one and the same as Patrick Paris**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Emily Allen and Jonathan Allen, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Lake Park, Section One, of record in Book 4175, pages 134 and 135, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John R. Paris and Peggy R. Paris, husband and wife, by Warranty Deed from Robert C. Fitzgerald and wife, Christine T. Fitzgerald, dated May 26, 2004 and recorded on May 27, 2004 of record in Instrument No. 20040527-0062472, Register's Office for Davidson County, Tennessee. The said John R. Paris and Peggy R. Paris have since died, with Peggy R. Paris predeceasing John R. Paris. The Last Will and Testament of Johnny Ross Paris of record in Docket No. 21P2375, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised all property to Patrick Paris Harger and appointed the said Patrick Paris Harger as executor under said Will. Letters Testamentary were issued to Patrick Paris. Patrick Paris Harger and Patrick Paris are one and the same person.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record in Book 4175, pages 134 and 135, said Register's Office, shows an owner's certificate, a 50 foot minimum building setback line from Lake Parkway, and a 10 foot easement for public utility and drainage purposes along the westerly & rear lines of said lot. Restrictions contained in instruments of record in Book 4429, page 577 amended in Book 4516, page 751, said Register's Office.

This is improved property, known as 4021 Lake Parkway, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1ST ~~day of~~ September, 2022

Devisee

Patrick Paris Harger, a/k/a Patrick Paris, as devisee under the Last Will and Testament of Johnny Ross Paris

As Executor

Patrick Paris Harger, a/k/a Patrick Paris, as Executor of the Estate of Johnny Ross Paris

State of Tennessee

County of Wilson

On this 1ST, day of September, 2022, before me the undersigned authority, personally appeared **Patrick Paris Harger, a/k/a Patrick Paris,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

Notary

My Commission Expires:

State of Tennessee

County of Wilson

On this 1ST, day of September, 2022, before me the undersigned authority, personally appeared **Patrick Paris Harger, a/k/a Patrick Paris, Executor of the Estate of Johnny Ross Paris,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $431,500.00.

Affiant

Sworn and subscribed before me this 2nd day of September, 2022

Notary

My Commission Expires: 07/09/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024