Karen Johnson Davidson County
Batch# 915799 DEEDWARR
09/13/2022 08:36:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220913-0101994

Commitment Number: 30024536
Seller's Loan Number: 2207036599

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by: John Windsor, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

New Property Owner/Mail Tax Statements To:
Zhatonda S. Parker, 4024 Navaho Trl., Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
148-15-0-127-00

GENERAL WARRANTY DEED

Zhatonda S. Parker, married whose mailing address is **4024 Navaho Trl., Nashville, TN 37211**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Zhatonda S. Parker**, unmarried hereinafter grantee, whose tax mailing addressis **4024 Navaho Trl., Nashville, TN 37211**, the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 4024 Navaho Trl., Nashville, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20171120-0118799 recorded at Book _____, Page _____ in the Register's Office of Davidson County, Tennessee.

Parcel ID: 148-15-0-127-00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on September 1, 2022.

Zhatonda S. Parker

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on September 1, 2022 by **Zhatonda S. Parker,** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

State of TN
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $_____ which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 1st day of September, 2022.

Affiant

Zhatonda S. Parker
Print Name

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY
(Seal)

Notary Public

My commission expires:

March 3, 2025

Quentin Isabell
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 31 ON THE PLAN OF APACHE HILLS, SECTION FIVE, PART TWO OF RECORD IN PLAT BOOK 5050, PAGE 39, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. BEING THE SAME PROPERTY CONVEYED TO ZHATONDA S. PARKER, MARRIED FROM ZHATONDA GOODMAN, UNMARRIED, DATED 11/15/2017, RECORDED 11/20/2017, DEED INSTRUMENT # 20171120-0118799, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Tennessee Certification of Electronic Document

I, Amy Cox, 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 09/01/2022 (date of document).

Affiant Signature

09/12/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 12 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES 05/04/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Allegheny County
My commission expires May 4, 2026
Commission number 1223847
Member, Pennsylvania Association of Notaries