THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220942423** Karen Johnson Davidson County Batch# 920744 **DEEDWARR** 09/23/2022 11:03:15 AM 2 pgs Fees: $13.00 Taxes: $3,700.00 20220923-0105795	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00. Affiant Subscribed and sworn to before me, this 21st day of September, 2022. Notary Public My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-202

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jennifer S. Osborne and Phillip Osborne 144 Prospect Hill Nashville TN 37205	Fairway Independent Mortgage Corp. PO Box 117298 Carrollton, TX 75011	Tax Parcel ID No. 116 08 0F 144.00

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, **Kennett Brown Parkes, Executor under the Will of Paula Smith Parkes** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer S. Osborne and Anthony Phillip Osborne, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, and being Building Site No. 144 on the Plan of Revised, Sugartree, Phase 3, as of record at Book 5050, Page 67-71, as amended in Book 5121, Page 889, Book 5162, Page 632, Book 5169, Pages 426, Book 5191, Page 412, Book 5222, Page 468, Book 5238, Page 93, Book 5450, Page 58, Book 5425, Page 385, and Book 8255, Page 234, all of record in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said property being conveyed hereby.

Being the same property conveyed to Paula Parkes, by Warranty Deed from Jeannene M. Page, an unmarried person, of record in Book 9744, Page 512, in the Register's Office of Davidson County, Tennessee, dated July 28, 1995 and recorded on July 31, 1995.The said Paula Parkes died testate on March 19, 2022, devising the subject property to her children, Kennett Brown Parkes and Elizabeth Lyle Parkes Jones, according to her Last Will and Testament of record in Probate recorded in Case No. 22P689, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised, Sugartree, Phase 3, as recorded in Plat Book 5050, Page(s) 67 Amended in recorded in Book 5121, Page 89; Book 5162, Page 632; Book 5169, Page 426; Book 5191, Page 412; Book 5222, Page 468; Book 5238, Page 93; Book 5450, Page 58; Book 5425, Page 385 and Book 8255, page 234.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4857, Page 157 and amended in Book 4911, Page 356; Book 4996, Page 126; Book 5003, Page 688; Book 5152, Page 401; Book 5514, Page 138; Book 5691, page 61; Book 11758, Page 466; Instrument No.

20170522-0050870 and Instrument No. 20210430-0058356 and Supplemented in Book 5087, Page 220.

Charter of Sugartree Homeowners Association, Inc., of record in Book 5683, Page 670, said Register's Office.

Easement for sanitary sewers and/or storm drainage of record in Book 7061, Page 100, said Register's Office.

Agreement to Void, Vacate & Supercede Portions as set forth in instrument recorded in Book 5425, Page 385.

This is improved property located at 144 Prospect Hill Nashville TN 37205

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 21st day of September, 2022.

KBP, Executor
Kennett Brown Parkes, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kennett Brown Parkes, Executor under the Will of Paula Smith Parkes, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of September, 2022.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026