Name and Address of New Owner:
Shon Garmon and Amanda Garmon
1426 Sunset Ridge
Watkinsville, GA 30677

Send Tax Bills To:
New Owner

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 091-05-0W-026-00

Karen Johnson Davidson County
Batch# 922815 DEEDWARR
09/28/2022 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20220928-0107277

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Darrell Jackson Parker and Vicki Lynn Parker, Trustees of The Parker Family Living Trust,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Shon Garmon and Amanda Anderson Garmon, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 26, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for James Robertson Townhomes, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20170501-0042517,Register's Office for Davidson County, Tennessee, and Joinder to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170829-0088856, Register's Office for said County, to which reference is hereby made for a more particular description of said property. By Amended and Restated Master Deed, the name of the James Robertson Townhomes was changed to read The Rows at the Annex, of record at Instrument No. 20180516-0046957, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Darrell Jackson Parker and Vicki Lynn Parker, Trustees of The Parker Family Living Trust by quitclaim deed dated August 20, 2020 from Darrell Jackson Parker, married, recorded in Instrument No. 20200827-0097495 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of September, 2022.

Parker Family Living Trust

By: Darrell Jackson Parker, Trustee

By: Vicki Lynn Parker, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Darrell Jackson Parker and Vicki Lynn Parker, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Trustees of Parker Family Living Trust, the within named bargainor, and as such Trustees being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Parker Family Living Trust, by themselves as Trustees.

Witness my hand and official seal on September 27, 2022

Notary Public
My Commission Expires: 3/3/26

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $560,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Regina Sullo
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of September, 2022.

Notary Signature
My commission expires: 3/3/26

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 9/27/22 (date of document).

Regina Sullo
Affiant Signature

9/28/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 28 day of September, 2022

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

