Karen Johnson Davidson County
Batch# 948590 DEEDQC
12/06/2022 02:12:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20221206-0127275

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Abstracts USA, 15 West Gude, Suite 400, Rockville, MD 20850

Reference Number: T-217665-22

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
John D. Parker and Bernice A. Parker	John D. Parker and Bernice A. Parker	08106019800
2015 26th Avenue N	2015 26th Avenue N	
Nashville, TN 37208	Nashville, TN 37208	

QUITCLAIM DEED

Deed Exempt Pursuant to Section TCA 67-4-409(a)(4)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, JOHN PARKER also known as JOHN D. PARKER and wife, BERNICE A. PARKER who acquired title as BERNICE A. PARKER FKA BERNICE A. BARTON, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto JOHN D. PARKER and wife, BERNICE A. PARKER, as tenants by the entirety with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 2015 26th Avenue N, Nashville, TN 37208, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Cumberland Gardens, Section III, as record in Book 2854, Page 146, Register's Office for said County.

Tax ID No.: 08106019800

Being the same property conveyed to John Parker and wife, Bernice A. Parker f/k/a Bernice A. Barton by Quit Claim Deed from Bernice A. Barton n/k/a Bernice A. Parker, dated October 19, 1998, recorded on October 26, 1998 as Book 11168, Page 590, Instrument No. 0503458, in the Office of the County Register of Deeds for the County of Davidson, State of Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 2015 26th Avenue N, Nashville, TN 37208.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this **30TH** day of **NOVEMBER**, 20**22**.

JOHN PARKER also known as
JOHN D. PARKER

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JOHN PARKER also known AS JOHN D. PARKER, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 30th day of November, 20 22.

Tanya Stafford
Notary Public
My Commission expires: 2-14-2024

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

BERNICE A. PARKER who acquired title
as BERNICE A. PARKER FKA
BERNICE A. BARTON

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that BERNICE A. PARKER who acquired title as BERNICE A. PARKER FKA BERNICE A. BARTON, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 30th day of November, 20 22.

Tanya Stafford
Notary Public
My Commission expires: 2-14-2024

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

JOHN D. PARKER

BERNICE A. PARKER

Subscribed and sworn to before me this 30th day of November, 2022

Notary Public
My Commission expires: 2-14-2024

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, Yolanda Battle 11/30/22, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

11/30/22
Signature

State of Maryland

County of Montgomery

Personally appeared before me, Natasha Squires, a notary public for this county and state,
Notary's Name

Yolanda Battle, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

11/30/22
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

NATASHA D SQUIRES
NOTARY PUBLIC
MONTGOMERY COUNTY, MD
Comm. Exp. OCTOBER 12, 2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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