Karen Johnson Davidson County
Batch# 979100 DEEDWARR
03/10/2023 08:14:30 AM 4 pgs
Fees: $23.00 Taxes: $703.00
20230310-0017226

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William L. Baugher PO Box 943 Brentwood, TN 37024	NEW OWNER	050-15-0-078

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **John Chenault Sanders and Parkwood Homes, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **William L. Baugher**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 229 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, page 5, amended in Book 3281, pages 534, 535, and 536, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Douglas Freeman and wife, Sarah C. Freeman by Warranty Deed from Gaines Home Building Corporation, dated 12/28/1961, of record in Book 3316, Page 57, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William D. Freeman, Jr., Lisa K. Parnell, Patty L. Bess, a one-fourth interest to each; Carol J. Freeman and Marissa N. Freeman, a one-eighth interest to each by Quitclaim Deed from Sarah C. Freeman, reserving a Life Estate dated 12/01/2007, of record in Instrument 20080108-0002056, Register's Office for Davidson County, Tennessee.

The said Sarah C. Freeman reserving a life estate died on 08/16/2020, leaving the said William D. Freeman, Jr., Lisa K. Parnell, Patty L. Bess, Carol J. Freeman and Marissa N. Freeman as the remaindermen.

Being the same property conveyed to Parkwood Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed from William D. Freeman, Jr., Lisa K. Parnell and Patty L. Bearden, Formerly Known as Patty L. Bess as to an undivided One-Fourth (1/4) interest each, and Carol J. Freeman and Marissa N. Freeman, as to an undivided One-Eighth (1/8) interest each, dated 03/17/2021, of record in Instrument 20210324-0039012, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lisa K. Parnell, unmarried, an undivided 25% interest as tenant in common by Quitclaim Deed from Parkwood Homes, LLC, a Tennessee Limited Liability Company, dated 03/17/2021, of record in Instrument 20210324-0039013, Register's Office for Davidson County, Tennessee.

The said Lisa K. Parnell died testate on 05/30/2022, devising subject property to John Chenault Sanders, as evidenced in File No. 22P1417, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 3232 Moorewood Dr., Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 6th day of March, 2023.

John Chenault Sanders

Parkwood Homes, LLC

BY: _____
John Chenault Sanders
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared John Chenault Sanders with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 6th of March, 2023.

Notary Public

My Commission Expires: 07/06/26

(SEAL)

KATIE CRATON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John Chenault Sanders, with whom I am personally acquainted and who upon his/her oath(s) acknowledged himself/herself to be the Sole Member of Parkwood Homes, LLC the within named bargainor, a corporation, and that he/she as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said John Chenault Sanders, as such Sole Member.

Witness my hand and official seal, this the 6th of March, 2023.

Notary Public

My Commission Expires: 7/06/26

(SEAL)

KATIE CRATON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 3/9/23.

Affiant
Date: 3/9/23

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 9th day of March, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY