Karen Johnson Davidson County
Batch# 994200 DEEDWARR
04/20/2023 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20230420-0028955

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/12/2024
(AFFIX SEAL)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/12/2024

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-23-014

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Nicholas Sparkman and Stacey Sparkman	NEW OWNERS	172-10-0E-024.00 CO
(NAME)	(NAME)	
6029 Mt Pisgah Road	6029 MT. PISGAH ROAD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	NASHVILLE, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Thirty-Five Thousand And No/100 Dollars ($535,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JESSICA TAYLOR WARDEN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS WILLIAM SPARKMAN AND STACEY CORNETT SPARKMAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 24, as shown on the map entitled Final Plat of The Meadows at Christiansted Valley, Phase 1, of record in Instrument No. 20190701-0063770, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JESSICA TAYLOR WARDEN, UNMARRIED, by deed from REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200228-0022676, dated February 28, 2020, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 6029 Mt Pisgah Road, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 17 day of April, 2023

Jessica Taylor Warden by Steven G. Warden attorney in fact
Jessica Taylor Warden by Steven G. Warden, her attorney in fact

STATE OF MS

COUNTY OF Hinds

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven G. Warden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Jessica Taylor Warden and that he is authorized by her to execute this instrument on her behalf as her free act and deed.

Witness my hand and official seal, this the 17 of April, 2023.

Notary Public
My Commission Expires: 08/10/2026

(SEAL)

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 96742 JASON McMILLAN Commission Expires Aug. 10, 2026 HINDS COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Deborah Devine, 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 4-17-23.

Date

Affiant Signature

4-19-23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19 day of April, 2023.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/10/26

My Commission Expires: 10/10/26
Date

Notary's Seal (if on paper)