Karen Johnson Davidson County
Batch# 1005216 DEEDWARR
05/19/2023 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $937.95
20230519-0037581

WARRANTY DEED

File No.: 2023-0152

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,500.00.

Affiant

Subscribed and sworn to before me on MAY 18, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/16/23

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Ryan Parker and Morgan Parker 202 Ocala Drive Nashville, TN 37211	New Owner	162 06 0 176.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SANDRA Z. WERTH**, widowed, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **RYAN PARKER AND MORGAN PARKER**, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 141, as shown on the map entitled Fair Oaks, Section Two, of record in Plat Book 4460, Pages 52 and 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WALTER M. WERTH ET UX SANDRA Z. WERTH, by deed from ALFRED M. GEORGE, JR., ET UX MARJORY A. GEORGE, of record in Book 7187, page 966, dated March 30, 1987, said Register's Office. The said Walter M. Werth having since died on or about February 1, 2014, leaving Sandra Z. Werth the surviving tenant by entirety.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 202 Ocala Drive, Nashville, TN 37211.

WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. 11331-KP

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her 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 hand this 17th day of May, 2023.

Grantor:

Sandra Z. Werth

Sandra Z. Werth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Sandra Z. Werth, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of May, 2023.

Notary Public

My Commission expires: 6/14/25



Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 5/17/2023.

Tori Cole

Affiant Signature

Date: 05/18/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 05/18/2023.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

