Karen Johnson Davidson County
Batch# 1008662 DEEDWARR
05/30/2023 09 39 24 AM 2 pgs
Fees: $13 00 Taxes: $710 40
20230530-0040338

This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSI
COUNTY OF Will

Actual consideration or value, whichever is greater is $192,000 00

Affiant

Subscribed and sworn before me this the 26 day of May, 2023

Notary Public
My commission expires. 9-21-26

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Jameson Robert Parker and Gabrielle Moriah Ladd	United Wholesale Mortgage	064-13-0 068 00
4400 Old Hickory Blvd	585 South Blvd. E	
Old Hickory, TN 37138	Pontiac, MI 48341	

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MURIEL ANDERSON, AN UNMARRIED WOMAN AND JACK CLAYTON AND DIANA L CLAYTON, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAMESON ROBERT PARKER AND GABRIELLE MORIAH LADD, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 10 of Block # 1 on the Plan of Berryville W A. Bryan's Subdivision of the Berry Tract, of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof

Being the same property conveyed to Muriel Anderson, an unmarried woman, as to a 51% undivided interest (the "Individual Interest"), and Jack Clayton and wife, Diana L Clayton, as to a 49% undivided interest (the "Entirety Interest"), the said Individual Interest and Entirety Interest, as they relate to each other, being held as tenants in common, by deed dated 02/02/2022, from Howard L Rogers, a married man, of record in Instrument No 20220204-0013133, Register's Office for said County The herein described property is not now nor ever has been the principle place of residence of the grantor herein, the said Howard L Rogers

Also being the same property conveyed to Howard L Rogers, by deed dated 10/01/2020, from Howard L Rogers, Executor of the Estate of James R Rogers, of record in Instrument No 20201006-0115483, Register's Office for said County

Also being the same property conveyed to James R. Rogers, an unmarried man, by deed dated 05/25/2007, from Louis D Meadows and Margie L Meadows, Trustees of the Meadows Family Living Trust dated December 2, 1992, of record in Instrument No 20070605-0066949, Register's Office for said County The said James R Rogers a/k/a James Ray Rogers having since died testate on April 30, 2017 Pursuant to the Last Will and Testament of James Ray Rogers, Case No 17P879, filed in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), the property was devised to his three (3) children, Jimmy Ray Rogers, Howard Lynn Rogers and Sandra Leigh Beasley Howard Lynn Rogers being named the Executor of the Estate

Subject to all Easements and Restrictions of record

THIS IS IMPROVED OVED PROPERTY KNOWN AS 4400 Old Hickory Blvd, Old Hickory, TN 37138

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 26th day of May, 2023

Muriel Anderson by Jack Clayton as Attorney in Fact

Muriel Anderson
BY Jack Clayton as Attorney-in-Fact

Jack Clayton

Diana L Clayton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _____ day of May, 2023, before me, the undersigned Notary Public in and for said County and State, personally appeared Jack Clayton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Muriel Andersonby Specific POWER OF ATTORNEY dated 5-23-23, and who acknowledged that he executed the same as the free act and deed of Muriel Anderson

Witness my hand and official seal this 26th day of May, 2023

My commission expires

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jack Clayton and Diana L Clayton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 26th day of May, 2023

My commission expires

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY