THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $675,000.00. Affiant
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 37599-03-2023**	Subscribed and sworn to before 2023. Notary My Commission Expires: 01.08.2024

R. L. MOORE NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1012276 DEEDWARR
06/07/2023 11 00 33 AM 3 pgs
Fees $18 00 Taxes $2,497 50
20230607-0043251

RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Address New Owner: Reid Parker, Leah Hayes Parker 3811 Woodmont Lane Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No · 11612001500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John T. Bakanowski and Rebecca A. Bakanowski, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Reid Parker and Leah Hayes Parker, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3811 Woodmont Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 5th day of June, 2023.

John T. Bakanowski

Rebecca A. Bakanowski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John T. Bakanowski and Rebecca A Bakanowski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of June, 2023.

Notary Public

My Commission Expires: 3/6/24

GEORGE E MUDTER, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of Minor Subdivision Plat 3809 & 3811 Woodmont Lane, of record in Instrument No. 20220824-0095473, Register's Office for Davidson County, Tennessee, to whichi plan reference is made for a more complete description.

Being part of the same property conveyed to John T. Bakanowski and Rebecca A. Bakanowski, husband and wife, by deed dated October 29, 2021 from Richard S. Yancey, II and wife, Josephine Yancey, of record in Instrument No. 20211105-0147994, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 11612001500.
2. All matters appearing on the Plan of record as Instrument No. 20220824-0095473, Register's Office for Davidson County, Tennessee.
3. Easements of record in Book 1071, page 420, and Book 1153, page 230, Register's Office for Davidson County, Tennessee.
4. Access Easement as shown on the Plan of record in Instrument No 20220824-0095473, Register's Office for Davidson County, Tennessee
5. Declaration of Covenants, Conditions, and Restrictions for 3811 Woodmont Lane, of record in Instrument No. 20230523-0038787, Register's Office for Davidson County, Tennessee.