Name and Address of New Owner:
Samuel Parker
3209 Old Hickory Blvd
Old Hickory TN 37138
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1023984 DEEDWARR
07/07/2023 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20230707-0052185

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Map & Parcel No: 096-11-0A-045-00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michelle R. Stone, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Samuel Parker,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. F2 on the Plan of Hickory Place Condominiums, Section VI, as shown in the Master Deed of Hickory Place Condominiums, of record in Book 6472, page 435 (re-recorded in Book 6476, page 663), as amended in Book 7015, page 192, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michelle R. Stone, a married woman, from Charles A. Lengyel and Cynthia A. Lengyel, husband and wife, by Warranty Deed dated October 20, 2014 and recorded October 23, 2014 in Instrument #20141023-0097878, said Register's Office. Grantor herein makes oath that the within described property is neither his/her principal residence nor the principal residence of his/her spouse and/or dependents.

Property more commonly knwn as: 348 Hickory Place, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of June, 2023.

(SEAL)
Michelle R. Stone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of June, 2023, before me personally appeared Michelle R. Stone, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of June, 2023.

Notary Signature
My commission expires: 11/16/2024

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $165,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12th day of June, 2023.

Notary Signature
My commission expires: 11/16/2024

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Shannon O'Neill, 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 6/12/2023 (date of document).

Shannon O'Neill

6/12/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 day of June, 2023.

Notary's Signature

My Commission Expires: 11-22-2025

Notary's Seal

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD