(9)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000 00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF AUGUST, 2023. Notary Public MY COMMISSION EXPIRES (AFFIX SEAL)
Karen Johnson Davidson County Batch# 1038302 DEEDWARR 08/15/2023 10 05 05 AM 2 pgs Fees $13 00 Taxes $684 50 20230815-0063396	

JOANNA J HORVAT NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Darryl Haley Bianca N Benford		
(NAME) 1657 Comache Run	(NAME) Same as new owner	05906000500
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Cassandra Benford Parks, authorized Signatory by Virtue of Davidson County Chancery Court Order, entered July 12, 2023 at Docket No. 22-0655-II** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Darryl Haley and Bianca N. Benford,** 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 No. 5 on the Plan of Buena Vista Estates in Davidson County, Tennessee, being Lot No.5 on the Plan of Buena Vista Estates in Davidson County, Tennessee, being Lot No. 5 on the Plan of Buena Vista Estates Section 1, as of record in Book 3842, Page 222, Register's Office for said County.

Said Lot No. 5 fronts 80.0 feet on the west side of Buena Vista Pike and extends back 132.0 feet on the north line and 125.0 feet on the south line to a dead line measuring 80.31 feet thereon.

Being the same property conveyed to Rosetta Parks, unmarried, by virtue of that certain Warranty Deed dated February 2, 1979, and being of record at Instrument No. Book 5393, Page 220 in the Register's Office of Davidson County, Tennessee.

Rosetta Parks in said Deed died on or about January 9, 2004, survived by Louise Parks as established by Affidavit of Heirship at Instrument No. 20230815-0063390 in the said Register's Office.

Louise Parks died on or about August 2, 2007, survived by Robert Lee Parks, Wiley Parks, and Lennard Parks as established by Affidavit of Heirship at Instrument No. 20230815-0063391 in the said Register's Office.

Robert Lee Parks died on or about October 31, 2008, survived by Willie Ann Parks, Robert Parks, Eula Richardson, and Mary Fowler as established by Affidavit of Heirship at Instrument No. 20230815-0063392 in the said Register's Office.

Willie Ann Parks died on or about August 2, 2020, survived by Robert Parks, Eula Richardson, and Mary Fowler as established by Affidavit of Heirship at Instrument No. 20230815-0063393 in the said Register's Office.

Wiley Parks died on or about August 27, 2020, survived by Robert Parks, Eula Richardson, and Mary Fowler as established by Affidavit of Heirship at Instrument No. 20230815-0063394 in the said Register's Office.

Lennard Parks died on or about October 20, 2019, survived by Cassandra B. Parks as established by Affidavit of Heirship at Instrument No. 20230815-0063395 in the said Register's Office.

Said property is being conveyed by Chancery Court order entered July 12, 2023 at Docket No 22-0655-II in Davidson County, Tennessee.

****Cassandra Benford Parks and Cassandra B. Parks are one and the same person.****

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Davidson County, Tennessee Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4805 Buena Vista Pike Nashville, TN 37218
(House Number) (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

Witness my hand this 11th day of August, 2023

Cassandra Benford Parks, authorized Signatory

Cassandra Benford Parks, authorized Signatory by Virtue of Davidson County Chancery Court Order, entered July 12, 2023 at Docket No. 22-0655-II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Cassandra Benford Parks, authorized Signatory by Virtue of Davidson County Chancery Court Order, entered July 12, 2023 at Docket No. 22-0655-II** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained

WITNESS my hand and official seal at office this 11th day of August, 2023

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY