THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37879-09-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,190,000.00. Affiant Subscribed and sworn to before me this 13th day of October, 2023. Notary Public My Commission Expires: 3/9/27

Karen Johnson Davidson County
Batch# 1060746 DEEDWARR
10/16/2023 10:23:30 AM 4 pgs
Fees: $23.00 Taxes: $4,403.00
20231016-0080772

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Alison Parker, Richard Parker 6735 Pennywell Drive Nashville, TN 37205	**Send Tax Bills To:** **Navy Federal Credit Union** **820 Follin Lane, SE** **Vienna, VA 22180**	**Tax Information:** Map and Parcel No.: 11510008900

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, **Patricia J. Cottrell, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alison Parker and Richard Parker, wife and husband** ("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 6735 Pennywell Drive, Nashville, TN 37205.

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 Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, her 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, Grantor has executed this instrument on the 13th day of October, 2023.

Patricia J. Cottrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 13th day of October, 2023.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Section Eight West Meade Estates, as of record in Plat Book 3700, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Patricia J. Cottrell, an unmarried woman, by deed dated November 20, 2017 from Robert C. Saporiti and wife, Jacqueline Saporiti, of record in Instrument No. 20171121-0119512, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2023 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Book 3934, page 115, amended in Book 4503, page 111, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 3700, page 31, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Nick Harris, 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 **October 13, 2023**.

Affiant Signature

10/13/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **13th** day of **October**, 20**23**.

Notary's Signature

My Commission Expires: _____

Date

