Name and Address of New Owner:
Bluebird Properties LLC
9005 Overlook Blvd
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1066943 DEEDWARR
11/01/2023 08:17:30 AM 4 pgs
Fees: $23.00 Taxes: $610.50
20231101-0085274

Send Tax Bills To:

NEW OWNER

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 119 11 0 129.00

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, **JoeAnna V. Parker, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bluebird Properties LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

The Following is a Real Property

Being Lot No. 103 on the Plan of Mashburn Heights, of record in Book 1835, Page 1, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Louis G. Parker and wife, JoeAnna V. Parker, as tenants by the entirety, their heirs and assigns by Deed dated November 5, 1986 from John H. Pritchett, Jr. and wife, Laketa Pritchett, recorded November 10, 1986, in Book 7035, Page 986, in the Official Records of Davidson County, Tennessee.

The said Louis G. Parker having died on or around September 26, 2019 leaving JoeAnna V. Parker as surving tenant by the entirety.

This conveyance is subject to public utilities easement and building setback line of record in Book 1835, Page 1, said Register's Office.

This conveyance is subject to any and all existing easements of record.

This property more commonly known as 68 East Thompson Lane, Nashville TN 37211.

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 27 day of October, 2023.

_____(SEAL)
JoeAnna V. Parker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27 day of October, 2023, before me personally appeared JoeAnna V. Parker, 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 27 day of October, 2023.

_____
Notary Signature
My commission expires: 10/05/2027

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

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 30th day of October, 2023.

Notary Signature
My commission expires: 7-6-2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, April G. Nichols, 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 10-30-2023 (date of document).

Affiant Signature

October 30, 2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of October, 2023

Notary's Signature

MY COMMISSION EXPIRES: 11-6-2023

NOTARY'S SEAL

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson