THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1069347 **DEEDWARR**
11/07/2023 02:12:19 PM 2 pgs
Fees: $13.00 Taxes: $2,408.33

20231107-0087130

STATE OF Tennessee)
COUNTY OF DAVIDSON) Property Owned by:
Recorded for:
Chapman and
The actual consideration or value, whichever is greater, for this transfer is: $650,900.00

Affiant

Subscribed and sworn to before me, this 3 day of November, 2023.

Notary Public
My Commission Expires:

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Paige Parker 5145 Regent Drive Nashville, TN 37220	New Owner	Tax Parcel ID No. 173-09-0A-423.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM T. JONES, A SINGLE MAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **PAIGE PARKER, UNMARRIED** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 256 on the Plan of Haileywood Estates, Section Eight "D", of record in Book 3500, Page 7, in the Register's Office for Davidson County, Tennessee.

Said Lot 256 fronts 111.5 feet on the Westerly side of Regent Drive and extends back between parallel lines 193.5 feet, to the East right-of-way line of the L&N Railroad.

Being the same property conveyed to William T. Jones, a single man by Warranty Deed from IRA Innovations, LLC F/B/O Michael Anderson IRA #2102521, a 90 Percent Undivided Interest and IRA Innovations, LLC F/B/O Michael Anderson ROTH IRA #2202550, a 10 Percent Undivided Interest of record in Instrument No. 20160601-0055164 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on June 1, 2016.

This is improved property commonly known as: **5145 Regent Drive Nashville, TN 37220**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 3rd day of November, 2023.

WILLIAM T. JONES

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM T. JONES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of November, 2023.

Notary Public
My Commission Expires: _____

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025