Karen Johnson Davidson County
Batch# 1113363 DEEDWARR
03/21/2024 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $9,065.00
20240321-0019409

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240246953**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,450,000.00 Affiant Subscribed and sworn to before me, this 13th day of March, 2024. Notary Public My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

WARRANTY DEED

Address New Owner: 1005 Paris Trust PO Box 3944 Glendale, CA 91221	Send Tax Bills To: Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	Tax Information: Tax Parcel ID No. 118 01 0 246.00

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, **Sheryl Louis, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David A. Parker and Patricia B. Parker, Trustees of the 1005 Paris Trust, dated March 12, 2024** ("Grantees"), its 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. 88 on the Plan of Dr. L. G. Noel's Second Subdivision of Idlewild of record in Plat Book 332, Page 77 and Revised in Plat Book 547, Page 55, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 88 fronts 50 feet on the Southerly margin of Paris Avenue (formerly Pope Avenue) and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Sheryl Louis, by Warranty Deed from Lawrence D. Lee, An Unmarried Person, of record in Instrument No. 20180802-0076027, in the Register's Office of Davidson County, Tennessee, dated July 27, 2018 and recorded on August 02, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Dr. L.G. Noel's Second Subdivision Of Idlewild, as recorded in Plat Book 332, Page(s) 77.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Map of Dr. L.G. Noel's Idlewild Subdivision, as recorded in Plat Book 547, Page(s) 55.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Instrument No. 20180918-0092426.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 1005 Paris Avenue Nashville TN 37204

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 13th day of March, 2024.

Sheryl Louis
By Rick Fisher Attorney in Fact

Sheryl Louis
By: Rick Fisher, Attorney in Fact

STATE OF Florida
COUNTY OF Walton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rick Fisher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Sheryl Louis and that he is authorized by Sheryl Louis to execute this instrument on her behalf.

WITNESS my hand, at office, this 13th day of March, 2024.

Notary Public Lawnene M Boswell

LAWNENE M BOSWELL
Notary Public - State of Florida
Commission # GG 966856
My Comm. Expires Apr 13, 2024
Bonded through National Notary Assn.

Drivers License

☑ Physical Presence or ☐ Online Notarization
☐ Personally Known ☑ Produced Identification

True Copy Certification

I, **Pam Autry,** 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 this the 20th day of March, 2024.

Affiant Signature

Date 3/20/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of March, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027