Karen Johnson Davidson County
Batch# 1123894 DEEDWARR
04/17/2024 11:48:30 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20240417-0027440

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-3079-TC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of April, 2024.

Notary Public
My Commission Expires: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brett Parks 2112 Snook Drive Nashville, TN 37210	United Wholesale Mortgage, LLC 585 S. Blvd. E Pontiac, MI. 48341	095 10 0 058.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Samantha Keeney, An Unmarried Woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Brett Thomas Parks, a married man, as sole ownership**, hereinafter called the Grantee, his 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 the Westerly part of Lot No. 148 on the Plan of ELM HILL ACRES, SECTION NO. IV, of record in Plat Book 2331, Page 118, 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. 148 beginning at a point in the Northerly margin of Snook Drive, being the Southerly common corner of Lots 147 and 148; thence Northerly along the common line between said Lot Nos. 147 and 148, 171.8 feet to a point in the rear line of Lot No. 167, being the Northerly common corner between Lot Nos. 147 and 148; thence Easterly along the common line between Lot Nos. 147 and 148, and continuing along the common line between Lot Nos. 166 and 148, 98.4 feet to a point; thence Southerly 183.8 feet to a point in the Northerly margin of Snook Drive, being the Southerly common point between Lot Nos. 148 and 149; thence Westerly along the Northern margin of said Snook Drive, 71 feet to the Point of Beginning.

Being the same property conveyed to Samantha Keeney, An Unmarried Woman, by Warranty Deed from Mary J. Buckelew, An Unmarried Woman, of record in Instrument No. 20170508-0045281, in the Register's Office of Davidson County, Tennessee, dated April 28, 2017, and recorded on May 08, 2017.

This is improved property located at: **2112 Snook Drive, Nashville, TN 37210**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 10th day of April, 2024.

GRANTOR:

Samantha Keeney

STATE OF Wyoming
COUNTY OF Sweetwater

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Samantha Keeney, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of April, 2024.

Notary Public
My Commission expires: 3/21/28

S WATSON
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 156342
MY COMMISSION EXPIRES: 03/21/2028

True Copy Certification

I, Yvette Meldrum, 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 April 12, 2024.

Signature
April 12, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this April 12, 2024

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025