This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-3003-SL

Karen Johnson
Batch # 1128899
04/30/2024 10:11:44 AM
Fees: $28.00 Taxes: $3,792.50

Davidson County
DEEDWARR
5 pgs

20240430-0031256

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,025,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of April, 2024.

Tracey Perry

Notary Public
My Commission Expires: 5-9-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christian S. Parker, Trustee of Christian S. Parker Revocable Trust dated August 24, 2004 and amended and restated December 3, 2013 1609 Electric Avenue Nashville, TN 37206	New Owner	094 01 0 453.00

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Doris Hess and George Hess, Heirs at Law, and Colleen Tokarz, Personal Representative of The Estate of Tamara H. Taylor, deceased**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Christian S. Parker, Trustee of Christian S. Parker Revocable Trust dated August 24, 2004 and amended and restated December 3, 2013**, hereinafter called the Grantees, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 73 of SHELBY VILLAGE, SECTION 3, a plat of which is of record in Plat Book 2083, Page 6, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for further description of said property.

Said Lot No. 73 fronts 48.7 feet on the Northerly side of Electric Avenue and extends back 150 feet on the Easterly line and 154.5 feet on the Westerly line to a dead line, measuring 72 feet thereon.

Being the same property conveyed to Tamara Taylor, an unmarried woman, by Warranty Deed from Delta Four, LLC, a Tennessee limited liability company, of record in Instrument No. 20150428-0037885, in the Register's Office of Davidson County, Tennessee, dated April 23, 2015 and recorded on April 28, 2015. The said Tamara Taylor aka Tamara (Tammy) Hess Taylor died on August 11, 2023, intestate. Doris Hess and George Hess execute this instrument as the Heirs at Law of Tamara H. Taylor. Colleen Tokarz executes this instrument as the Personal Representative of the Estate of Tamara H. Taylor. See Probate Case No. 23P-1816, Davidson County Circuit Court (Probate Division). Also see Affidavits of Heirship recorded in Instrument Nos. 20231106-0086432 and 20231106-0086433.

This Instrument is executed on behalf of George Hess ("Principal") by Doris Hess pursuant to the Power of Attorney of record in Instrument Number 20240430-0031255, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **1609 Electric Avenue, Nashville, TN 37206.**

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 26th day of April, 2024.

GRANTOR:

The Estate of Tamara H. Taylor

By: Doris Hess
Doris Hess, Heir at Law

STATE OF FL
COUNTY OF Brevard

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Doris Hess, as Heir at Law of Tamara H. Taylor, deceased, 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 in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 26 day of April, 2024.

Notary Public Mark Lewin
My Commission expires: 12/16/25

By: George Hess by Doris Hess, his Attorney-In-Fact
George Hess, Heir at Law, by Doris Hess, his Attorney-In-Fact

STATE OF FL
COUNTY OF Brevard

MARK LEWIN
Commission # HH 200816
Expires December 16, 2025

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Doris Hess, 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, and who further acknowledged that she is the attorney in fact for George Hess and that she is authorized by George Hess to execute this instrument on his behalf and in his capacity as an Heir at Law of Tamara H. Taylor, deceased.

WITNESS my hand and seal at office this 26 day of April, 2024.

Notary Public Mark Lewin
My Commission expires: 12/16/25

MARK LEWIN
Commission # HH 200816
Expires December 16, 2025

By: Colleen Tokarz
Colleen Tokarz, Personal Representative

STATE OF GA
COUNTY OF Catoosa

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Colleen Tokarz, as Personal Representative of the Estate of Tamara H. Taylor, deceased, 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 in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 26 day of April, 2024.

Shanna Sharpley
Notary Public
My Commission expires: 5.12.26

Shanna Sharpley
NOTARY PUBLIC
Catoosa County, GEORGIA
My Commission Expires 05/12/2026

Shanna Sharpley
NOTARY PUBLIC
Catoosa County, GEORGIA
My Commission Expires 05/12/2026

EXHIBIT "A"
TO Warranty Deed
From: Doris Hess and George Hess, Heirs at Law, and Colleen Tokarz, Personal Representative of The Estate of Tamara H. Taylor
To: Christian S. Parker, Trustee of Christian S. Parker Revocable Trust dated August 24, 2004 and amended and restated December 3, 2013

STATE OF GA
COUNTY OF Catoosa

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Colleen Tokarz
Affiant

WITNESS my hand and seal at office this 26 day of April, 2024.

Shanna Sharp
Notary Public
My Commission Expires: 5.12.26

Shanna Sharpley
NOTARY PUBLIC
Catoosa County, GEORGIA
My Commission Expires 05/12/2026

EXHIBIT "A"
TO Warranty Deed
From: Doris Hess and George Hess, Heirs at Law, and Colleen Tokarz, Personal Representative of The Estate of Tamara H. Taylor
To: Christian S. Parker, Trustee of Christian S. Parker Revocable Trust dated August 24, 2004 and amended and restated December 3, 2013

STATE OF FL
COUNTY OF Broward

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Doris A. Hess
Affiant

WITNESS ~~my hand and seal~~ at office this 26 day of April, 2024.

Notary Public
My Commission Expires: 12/16/25 Mark Lewin

NOTARY PUBLIC STATE OF FLORIDA
MARK LEWIN
Commission # HH 200816
Expires December 16, 2025