Karen Johnson Davidson County
Batch# 1131216 DEEDWARR
05/06/2024 10:04:30 AM 4 pgs
Fees: $23.00 Taxes: $851.00
20240506-0033008

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38130-04-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $230,000.00. Affiant Subscribed and sworn to before me this 30th day of April, 2024. Notary Public My Commission Expires:

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires October 25, 2026 WILSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Susan L. Parkes Gary Parkes 3215 Lincoln Avenue Nashville, TN 37218	US Bank 2800 Tamarack Road Owensboro, KY 42301	Map and Parcel No.: 07009017400

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, Laing McCullough, a married woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Susan Parkes and Gary Parkes, wife and husband; and Trajan Parkes, an unmarried man and Lucia Parkes, an unmarried woman, as joint tenants with rights of survivorship ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3215 Lincoln Avenue, Nashville, Davidson County, Tennessee 37218.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Grantor represents and warrants that the subject property is not and has never been her marital residence.

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 made effective as of the 30th day of April, 2024.

GRANTOR:

Laing McCullough

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laing McCullough, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2024.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being a portion of Lot No. 8 (erroneously shown on prior deeds as all of Lot No. 8), as shown on the Map entitled H.E. Simkin's Division of the L.G. Curtis Lands (erroneously shown on prior deeds as Simpkin's), of record in Book 547, page 39, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said portion of Lot No. 8 fronts 52.6 feet on the southerly side of Lincoln Avenue and runs back 245 feet on the easterly line and 257 feet, more or less, on the westerly line to a dead line measuring 52.6 feet.

Being the same property conveyed to Laing McCullough by Quitclaim Deed dated June 10, 2012 from Home Trust Partners of record in Instrument No. 20120827-0076838, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from HomeTrust Partners, a Tennessee general partnership, as successor in interest to HomeTrust Partners, LLC, a Tennessee limited liability company, pursuant to Articles of Merger of record in Instrument No. 199912290308438, Register's Office for Davidson County, Tennessee, to Laing McCullough, a married woman, of record in Instrument No. 202405060033007, Register's Office for Davidson County, Tennessee

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2024 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. All matters appearing on the Plan of record as Book 547, Page 39, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4041, Page 34, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 4/30/24.

Date

Celia Stewart-Rouse

Affiant Signature

4/30/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 30th day of April, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY