THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-7508-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 429,250.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____, _____. Notary Public MY COMMISSION EXPIRES: 10/4/27 (AFFIX SEAL)

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Wayne Parker, Jr.	NEW OWNER	
4028 Northeast Drive		116-03-0B-164.00-CO
Jackson, MS 39211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Craig Alan Irving, Trustee of Craig Alan Irving Revocable Trust dated May 29, 2018 as Amended and Restated August 6, 2019**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Wayne Parker, Jr.**

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 164 as shown on the Plat of Royal Oaks Apartments, a Horizontal Property Regime, field as Exhibit A to and established by the Master Deed of record in Book 5200, Page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.069% interest in the common areas/elements appurtenant to said Unit as set forth in Exhibit B of Master Deed of record in Book 5282, Page 972, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Craig Alan Irving, Trustee of Craig Alan Irving Revocable Trust dated May 29, 2018 by Warranty Deed from Catherine Elizabeth Breland, an unmarried woman of record in Instrument No. 20211119-0154257 Register's Office for Davidson County, Tennessee, dated November 15, 2021 and recorded on November 19, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **4505 Harding Pike #164, Nashville, TN 37205**

Karen Johnson Davidson County
Batch # 1158482 DEEDWARR
07/16/2024 10:45:08 AM 2 pgs
Fees: $13.00 Taxes: $1,588.23
20240716-0053336

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 3 day of July, 2024

The Craig Alan Irving Revocable Trust u/a/d May 29, 2018 as amended and restated August 6, 2019

By: Lydia Armistead Special Trustee
Lydia Armistead, Special Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lydia Armistead, Special Trustee of Craig Alan Irving Revocable Trust dated May 29, 2018,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3 day of July, 2024

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public