Karen Johnson Davidson County
Batch# 1162931 DEEDWARR
07/26/2024 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20240726-0056803

Name and Address of New Owner:
3710 Wharton Dr., a Limited Liability Company
3710 Wharton Dr,
Nashville, TN 37211
Send Tax Bills To:
New owner

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Map & Parcel No: 148-06-0-103

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Samuel Parker, an unmarried man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **3710 Wharton Dr., a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Mangum Heights, of record in Book 2330, page 147, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Samuel Parker, an unmarried man from Jeremiah Rice, Executor of the Estate of Mary Elizabeth Dady, by Warranty Deed dated 07/26/2023 and recorded 08/04/2023 in Instrument No. 20230804-0060457, Register's Office of said County.

Being the same property PREVIOUSLY conveyed to Mary Elizabeth Rice, fka Mary Elizabeth Rice Dady, from Anthony Dwayne Dady, pursuant to the terms and conditions of an agreement entered in the Fourth Circuit Court of Davidson County, Tennessee, Docket #07D-3327, styled Anthony Dwayne Dady vs. Mary Elizabeth Rice Dady, by Quitclaim Deed dated January 30, 2008 and recorded February 6, 2008 in Instrument No.20080206- 0012245, said Register's Office. The said Mary Elizabeth Dady having since died on May 4, 2023. Probate filed 5/26/2023 as Case No. 23P1040 in the 7th Circuit Court for Davidson County, Tennessee (Probate Division). Jeremiah Rice (the son of Mary Elizabeth Dady) was appointed as executor under the Last Will and Testament of Mary E. Dady.

Proprty more commonly known as 3710 Wharton Drive, Nashville TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22 day of July 2024.

Samuel Parker (SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Samuel Parker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, at office this 22 day of July 2024.

Notary Signature
My commission expires: 11/16/2024

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22 day of July 2024.

Notary Signature
My commission expires: 11/16/2024

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Shannon O'Neill, 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 7/22/24 (date of document).

Shannon O'Neill

July 22, 2024
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 22nd day of July, 2024.

Notary's Signature

My Commission Expires: 11/22/2025

Notary's Seal

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD