This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-4199-KP

Karen Johnson Davidson County
Batch# 1182660 DEEDWARR
09/17/2024 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240917-0072095

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Lawrence Arthur Willard II
Affiant

Subscribed and sworn to before me, this the 16th day of September, 2024.

Helen F. Mackey
Notary Public

My Commission Expires: 06-29-27

HELEN F. MACKEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alison Rene Faulk and Mason Speirs 517 Parmley Drive Nashville, TN 37207	United Wholesale Mortgage, LLC 585 South Boulevard East Pontiac, MI 48341	049 10 0A 008.00

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, I/we, **Lawrence A. Willard, II and Grace Catherine Willard, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Alison Rene Faulk, a single woman, and Mason Speirs, a single man, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/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 Lot No. 8 on the Plan of PARMLEY COVE PHASE 1, A RS10 CLUSTER LOT SUBDIVISION, as shown by plat of record in Instrument No. 20130417-0038081 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lawrence A. Willard, II, a single man, by Warranty Deed from Mallory Mountz-Westbrook and husband, Jeremy Shane Westbrook, of record in Instrument No. 20180123-0006957, in the Register's Office of Davidson County, Tennessee, dated January 10, 2018, and recorded on January 23, 2018.

This is improved property located at: **517 Parmley Drive, Nashville, TN 37207**

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 16th day of September, 2024.

GRANTORS:

Lawrence A. Willard, II

Grace Catherine Willard

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lawrence A. Willard, II and Grace Catherine Willard, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of September, 2024.

HELEN F. MACKEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission expires: 06/29/27

202409170072095

Tennessee Certification of Electronic Document

I, Emma Howard, 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 9/16/24 (date of document).

Emma Howard
Affiant Signature

9/16/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 16 day of September, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL