WARRANTY DEED

Karen Johnson Davidson County
Batch# 1187017 DEEDWARR
09/26/2024 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20240926-0074808

File #24-TC-1428-B

(SEAL)

CASSIE LOVORN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF September, 2024.

Notary Public
MY COMMISSION EXPIRES: 2/17/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marjorie Jones Townsend and Theodore Hayden Steward	Barrett Financial Group LLC	
(NAME)	(NAME)	**071 11 0 513.00**
1428B Stainback Ave.	275 E. Rivulon Blvd. #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Gilbert, AZ 85297	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

KEVIN PARKER AND WIFE, RACHEL PARKER,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MARJORIE JONES TOWNSEND, SINGLE WOMAN AND THEODORE HAYDEN STEWARD, A SINGLE MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Certain Tract or Parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. One Hundred and Eighty Nine (189) of the HIGHLAND LAND CO'S SUBDIVISION, a plat of which is of record in Plat Book 421, page 14, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kevin Parker and wife Rachel Parker, by Warranty Deed from Robert Clark, of record in Instrument No. 20150316-0022160, in the Register's Office of Davidson County, Tennessee, dated January 22, 2015 and recorded on March 16, 2015.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE HIGHLAND LAND CO'S SUBDIVISION, as recorded in Plat Book 421, Page(s) 14.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20141230-0118891.
* Joint Driveway Agreement as set forth in instrument recorded in Instrument No. 20150316-0022162 and Instrument No. 20150316-0022163.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **KEVIN PARKER**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number __202409260074806____, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **RACHEL PARKER**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number __202409260074807___, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: 1428B Stainback Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 24th day of September, 2024.

Kevin Parker by John Bishop, his Attorney-In-Fact

Rachel Parker by John Bishop, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of **KEVIN PARKER**, and who acknowledged he/she/they executed the same as the free act and deed of the said **KEVIN PARKER**.

Witness my hand and official seal this **24th** day of **September**, **2024**.

Notary Signature
My Commission Expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of **RACHEL PARKER** , and who acknowledged he/she/they executed the same as the free act and deed of the said **RACHEL PARKER**.

Witness my hand and official seal this **24th** day of **September**, **2024**.

Notary Signature
My Commission Expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

Certificate of Authenticity

I, Joshua A. Terry, 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 9/24/24.

Affiant Signature – Joshua A. Terry

9/25/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/25/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27