WARRANTY DEED

Karen Johnson Davidson County
Batch# 1187263 DEEDWARR
09/27/2024 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $4,347.50
20240927-0075115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ____ DAY OF _____, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

AMY CROSS NANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON CO

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Parkinson	Zillow Home Loans, LLC	
(NAME)	(NAME)	
7981 Old Springfield Pike	2600 Michelson Dr, Ste 1201	012 00 0 128.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Irvine, CA 92612	
(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, **ALISON A. SHOTT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL PARKINSON, AN UNMARRIED MAN,** 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 Lot No. 1 on the Plan of Final Plat for Bakers Fork Estates of record in Plat Book 6900, Page 761, in the Register's Office for Davidson County, Tennessee, described according to a survey by R. L. Montoya, dated September 7, 1988, as follows, to-wit: Beginning at an existing concrete monument in the Westerly right-of-way margin of Old Dickerson Pike and located approximately 696 feet more of less south of Bakers Station Road as measured along said Westerly margin; thence with said Westerly margin south 34 degrees 11 minutes 58 seconds East, 130.00 feet to an existing iron pin; thence leaving said Westerly margin South 66 degrees 55 minutes 27 seconds West, 638.39 feet to an existing iron pin; thence, North 05 degrees 51 minutes 38 seconds West, 200.00 feet to an existing concrete monument; thence, North 75 degrees 29 minutes 29 seconds East, 554.38 feet to the point of beginning, containing 2.32 acres, more or less.

Being the same property conveyed to Alson A. Shott by Warranty Deed from Jon C. Peeler and Vickie Y. Peeler dated May 10, 2019 in Instrument No. 20190513-0044420, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 7981 Old Springfield Pike, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

CH2024-1076

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 my hand this 25th day of September, 2024

ALISON A. SHOTT

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 Alison A. Shott, the bargainor, 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 and official seal this 25th day of September, 2024.

Commission expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

Notary Public

CH2024-1076

I, Sheri Engel, 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 this 25th day of September, 2024

Sheri Engel

Dated 9/27/24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 27th day of September, 2024

My commission expires: 11-16-25

Jennifer Bennett
Notary Public

