Karen Johnson Davidson County
Batch# 1194189 DEEDWARR
10/16/2024 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20241016-0080235

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Cameron Kinser
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th day of October, 2024.

(Affix Seal) Notary Public

My Commission Expires: 12-08-24

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

2024-09-2169

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Patricia Parker and Joshua Cedric Parker 272 Myhr Green Nashville, TN 37221	OWNER	Map/Parcel 142-07-0C-062.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sherrie Brickham, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Patricia Parker and Joshua Cedric Parker, as joint tenants with right of surviorship,** hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 62 of Ashley Green, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, page 24, as amended in Book 6900, page 978, and shown on Exhibit "C" to the Master Deed of record in Book 7184, page 44, corrected in Book 7467, page 279, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest the general and limited common elements of the Condominium.

Being the same property conveyed to Sherrie Brickham, an unmarried woman by Warranty Deed from Melinda Caperton Storey, Trustee of the Melinda Caperton Storey Living Trust Agreement dated November 11, 1994, as amended September 13, 2007 of record in Instrument No. 20211118-0153821 Register's Office for Davidson County, Tennessee, dated November 10, 2021 and recorded on November 18, 2021.

This conveyance is subject to the following: 2024 Davidson County property taxes have been prorated between the parties and paid by the Grantor, subsequent years a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 272 Myhr Green, Nashville, TN 37221.

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds herself, her heirs and assigns,

to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 16th day October, 2024.

Sherrie Brickham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of October, 2024, before me personally appeared Sherrie Brickham, 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, at office, this 15th day of October, 2024.

Notary Signature
My commission expires: 12-08-2024

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 Oct 16, 2024.

Date

Affiant Signature

10/16/2024

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 03/12/2025