Karen Johnson
Batch # 1194706
10/17/2024 10:10:49 AM
Fees: $13.00 Taxes: $3,004.40
Davidson County
DEEDWARR
2 pgs
20241017-0080541

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $812,000.00.

Affiant

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

(Affix Seal) Notary Public

My Commission Expires: 1/26/25

2024-09-2107

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

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

HEATHER MORRISON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires JAN. 26, 2025

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Susan Simpson 5521 Hearthstone Lane Brentwood, TN 37027	OWNER	Map/Parcel 160-11-0A-041.00-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, **Patricia Parker Ellis, married, and Joshua Cedric Parker, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Susan Simpson, a married woman**, hereinafter called the GRANTEE, her heirs and assigns, that 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. 41 on the Plan of Hemmingwood, Phases I, II, III and IV of record in Book 6900, pages 6, 7, and 8, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Parker by Warranty Deed from Daniel W. Johnson, and wife Susan J. Johnson of record in Instrument No. 20120807-0070443 Register's Office for Davidson County, Tennessee, dated July 27, 2012 and recorded on August 07, 2012.

Being the same property conveyed to Patricia Parker Ellis and Joshua Cedric Parker as tenants in common with the right of survivorship by Quitclaim Deed from Patricia Parker (now known as Patricia Parker Ellis) of record in Instrument No. 20131105-0114790 Register's Office for Davidson County, Tennessee, dated October 31, 2023 and recorded on November 05, 2013.

The subject property is not the principal residence of Patricia Parker Ellis's spouse.

This conveyance is subject to the following: 2024 Davidson County property taxes have been prorated between the parties and paid by the Grantor, all 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 5521 Hearthstone Lane, Brentwood, TN 37027.

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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Patricia Parker Ellis

Patricia Parker Ellis

Joshua Cedric Parker by Patricia Parker Ellis, Attorney-in-Fact

Joshua Cedric Parker by Patricia Parker Ellis, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of October, 2024, before me personally appeared Patricia Parker Ellis, 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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, personally appeared Patricia Parker Ellis, 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 Joshua Cedric Parker, and who acknowledged that she executed the same as the free act and deed of Joshua Cedric Parker.

Witness my hand, at office, this 15th day of October, 2024.

Notary Public

My commission expires: 12-08-2024

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