WARRANTY DEED

Karen Johnson Davidson County
Batch# 1205542 DEEDWARR
11/15/2024 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20241115-0089073

File #24-PA-2219-O

(SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 2024.

Notary Public
MY COMMISSION EXPIRES:

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)
Haley B. Parker and William Sean Patrick Parker	New owners	
(NAME) **2219 Fernwood Drive**	(NAME)	**073 05 0 018.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(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,

TANYA FITZGERALD AND JEFFRY RICE, A MARRIED COUPLE,

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

HALEY B. PARKER AND WILLIAM SEAN PATRCK PARKER, WIFE AND HUSBAND

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:

LAND in Davidson County, Tennessee, being Lot No. 245 on the PLAN OF DALEWOOD, SECTION IV, of record in Plat Book 1835, Page 21, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 245 fronts 62 feet on the East side of Fernwood Drive and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Tanya Fitzgerald, an unmarried person and Jeffry Rice, an unmarried person, as tenants in common with the right of survivorship, by Warranty Deed from Orion Capital Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20231108-0087436, in the Register's Office of Davidson County, Tennessee, dated November 03, 2023 and recorded on November 08, 2023. The said Tanya Fitzgerald and Jeffry Rice having since married.

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 PLAN OF DALEWOOD, SECTION IV, as recorded in Plat Book 1835, Page(s) 21.
* Easement for Sanitary Sewers And/or Storm Drainage, recorded in Book 4147, Page 185.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 2219 Fernwood Drive, Nashville, TN 37216.

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 6th day of November, 2024.

Tanya Fitzgerald

Jeffry Rice

STATE OF North Carolina

COUNTY OF Mecklenburg

On this 06 day of November, 2024, before me personally appeared Tanya Fitzgerald, 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 06 day of November, 2024.

Notary Signature
My commission expires: OCT 18 2026

K. SHEA GRANT
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
October 18, 2026

STATE OF North Carolina

COUNTY OF Mecklenburg

On this 06 day of November, 2024, before me personally appeared Jeffry Rice, 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 06 day of November, 2024.

Notary Signature
My commission expires:
OCT 18 2026

K. SHEA GRANT
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
October 18, 2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **November 6, 2024**.

Affiant Signature

November 14, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

14th day of **November**, 20**24**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

