Karen Johnson
Batch # 1206455
11/19/2024 09 10 43 AM
Fees $18 00 Taxes $8,140 00
Davidson County
DEEDWARR
3 pgs
20241119-0089464

THIS INSTRUMENT PREPARED BY·
Jordan B. Osborn, Esq
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2024-1339

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO MILLION TWO HUNDRED THOUSAND AND 00/100 DOLLARS ($2,200,000.00) cash in hand paid, the receipt of which is hereby acknowledged, STEVE M. PARKER, JR AND WIFE, DEANNA PARKER ("the Grantors") have this day bargained and sold, and by these presents do transfer and convey unto VICTOR L CAMPBELL AND/OR TAWNIE J CAMPBELL, TRUSTEES OF THE MANASSAS TRUST DATED APRIL 18, 2023, its successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows.

Being Lot No. 243 on the Plan of Hillwood Estates, Section 10, as of record in Book 2331, pages 95 and 96 Register's Office for said County described as follows·

Beginning on the southerly margin of Starlit Road at the corner of Lots Nos. 243 and 244; thence with the line between said two lots, southwardly 203.1 feet, thence north 73 degrees 50 minutes west 206 feet; thence north 18 degrees 30 minutes west 78 feet; thence north 19 degrees 10 minutes east 162 6 feet to the southerly margin of Starlit Road, thence with same, eastwardly 256 8 feet to the beginning.

Being the same property conveyed to Steve M. Parker, Jr. and wife, Deanna Parker, by deed from Jina Lynn Cohen and Lauri Ann Goldstein, Co-Trustees of Isabelle Lewis Cohen Personal Residence Trust-1996, dated October 21, 1996, and of record in Instrument number 20240220-0011080, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Right-of-way of Starlit Road.

2. All matters shown on plat of record in Book 2331, Pages 95-96, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantors covenant with the Grantee, that the Grantors are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2024 and as otherwise set forth herein. And the Grantors further covenant and bind the Grantors and the Grantors' successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee and the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 15th day of November, 2024

Steve M. Parker, Jr.
STEVE M. PARKER, JR.

Deanna Parker
DEANNA PARKER

STATE OF Florida
COUNTY OF Miami Dade

Before me personally appeared STEVE M PARKER, JR., 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. Notarial act was performed online by way of two-way audio/video communication technology.

WITNESS MY HAND and official seal at office in said County this 15th day of November, 2024.

Steve M Parker, Jr Produced DRIVER LICENSE as Identification

Onix Miranda Castro
NOTARY PUBLIC

ONIX MIRANDA CASTRO
Notary Public - State of Florida
Commission # HH 242865
Expires on April 29, 2026

My commission expires 04/29/2026

STATE OF Texas
COUNTY OF Collin

Notarized remotely online using communication technology via Proof.

Before me personally appeared DEANNA PARKER, 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. Notarial act was performed online by way of two-way audio/video communication technology.

WITNESS MY HAND and official seal at office in said County this 14th day of November, 2024

Electronically signed and notarized online using the Proof platform

DOCUMENT: WARRANTY DEED

Talia J. Brown
NOTARY PUBLIC

Talia J Brown
ID NUMBER
13269078-3
COMMISSION EXPIRES
September 22, 2028

My commission expires: 09/22/2028

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $2,200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 15th day of November, 2024

Melissa Morgan
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC COMM EXP MARCH 21, 2028 MELISSA MORGAN JACKSON COUNTY

My commission expires. 3/21/2028

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Map & Parcel No. 102-15-0-112.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
MANASSAS TRUST
609 Starlit Road
Nashville, TN 37205

Certificate of Authenticity

I, Amandalyn R Manley, 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 11/15/2024.

Date

Affiant Signature

11/15/2024
Date

State of Tennessee

County of Dickson

Sworn to and subscribed before me this 15th day of November, 2024.

Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)

MELISSA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
COMM EXP MARCH 21, 2028
DICKSON COUNTY