Prepared By & Return To
Southern Title LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
24-0260

Karen Johnson Davidson County
Batch # 1207550 **DEEDWARR**
11/21/2024 09 52 26 AM 2 pgs
Fees $13 00 Taxes $1,302 40

20241121-0090987

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,000 00

Kim Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of November, 2024

Karen Johnson
Notary Public

Commission Expires 3/27/27

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
The Robert Thomas Gleaves Living Trust u/a dated 3/1/24 728 Jaywood Drive Old Hickory, TN 37138	New Owner	063-16-0B-054 00 CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Linda M. Parkhurst, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Thomas Gleaves, Trustee of
The Robert Thomas Gleaves Living Trust u/a dated 3/1/24

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 88 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, Pages 550-552, and Certificate of Correction in Book 7462, Page 445 and by Amendment to Change Name in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof

BEING the same property conveyed to Melvin T Parkhurst, Sr and wife, Linda M Parkhurst by Warranty Deed from Fox Ridge Homes, Inc , dated 11/25/1996 and recorded 12/5/1996 in Book 10281, Page 624, Register's Office for Davidson County, Tennessee

Melvin T Parkhurst having since died 10/27/11

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as 728 Jaywood Drive Old Hickory, TN 37138

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Dated this the 20th day of November, 2024

Linda M. Parkhurst by Kendall V. Parkhurst, Attorney-In-Fact

Linda M Parkhurst by Kendall V Parkhurst, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kendall V Parkhurst, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Linda M Parkhurst and that he is authorized by Linda M Parkhurst to execute this instrument on her behalf

Witness my hand and official seal at Hendersonville, Tennessee this 20th day of November, 2024

Kim Graves
Notary Public
My Commission Expires 8-1-28

KIM GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER
(Notary Seal)