Name and Address of New Owner:
Ryan Parker
206 Ocala Drive
Nashville, TN 37211

Send Tax Bills To:
Ryan Parker
206 Ocala Drive
Nashville, TN 37211

This Instrument Prepared By:
Priority Title LLC
239 Veterans Pkwy, Ste B
Murfreesboro, TN 37128

Karen Johnson Davidson County
Batch# 1218385 DEEDWARR
12/19/2024 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,653.90
20241219-0098745

Map & Parcel No: 147-01-0-041.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dianne J. Adams, not married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ryan Parker,** "the Grantee," the following described real estate in Davidson County, Tennessee:

The following described real estate located in the County of Davidson, State of Tennessee:

Davidson County, Tennessee, Lot No. 453 on the Plan of Caldwell Hall, Section VI, as of record in Book 2900, Page 148, in the Register's Office. Lot No. 453 fronts 75 feet on the South side of Binkley Drive and runs back 185.5 feet on the East line and 180.3 feet on the West line to a dead line in the rear on which it measures 113 feet.

Being the same property conveyed to Dianne Adams and husband, Andrzej Wedrychowski by Warranty deed from Angela Odom Goodpasture, Alicia McCutcheon, Alicia Odom Davis, and Ellen Odom Lewis of record in Instrument No. 20070117-0006910 Register's Office for Davidson County, Tennessee, dated January 05, 2006 and recorded on January 17, 2007.

Being the same property conveyed to Victor Hazelwood Trustee by Quitclaim Deed from Dianne Adams and husband, Andrezej Wedrychowski, of record in Instrument No. 20070322-0034777, Register's Office for Davidson County, Tennessee, dated January 05, 2007 and recorded on March 22, 2007 and within the same deed the said Victor Hazelwood, Trustee conveyed his interest in the subject property to Dianne Adams and husband, Andrezej Wedrychowski and Lenita Gerldine Adams,

The said Andrzej Wedrychowski having since died on May 24, 2007, leaving his wife, Dianne Adams, as the surviving tenant by the entirety of their one-half interest.

Being the same property conveyed to Dianne J. Adams, not married by Quitclaim Deed from Dianne J. Adams, not married and Lenita G. Adams, not married, of record in Instrument No. 20170328-0029944 Register's Office for Davidson County, Tennessee, dated March 27, 2017 and recorded on March 28, 2017.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of December, 2024.

_____(SEAL)
Dianne J. Adams

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 17th day of December, 2024, before me personally appeared Dianne J. Adams, 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 17th day of December, 2024.

_____
Notary Signature
My commission expires: 03/21/2027

LISA ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $447,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 17th day of December, 2024.

_____
Notary Signature
My commission expires: 03/21/2027

LISA ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Kimberlee McMillian, do hereby make oath that I am a license 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 12-17-24

Affiant Signature

Date: 12-17-24

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 17th day of December, 2024.

Notary Signature

My Commission Expires: 05-24-2028

