WARRANTY DEED

Karen Johnson Davidson County
Batch# 1225739 DEEDWARR
01/13/2025 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,627.93
20250113-0002505

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF January, 2025

Notary Public

MY COMMISSION EXPIRES: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This area for recording stamp

(AFFIX SEAL)

MST 2024-1941

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander Mette and Katherine Mette	PRIMELENDING, A PLAINSCAPITAL COMPANY	160-04-0-083.00
(NAME)	(NAME)	
5205 Stallworth Dr.	18111 Preston Road, Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Dallas, TX. 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Taylor Field Parker, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexander Mette and Katherine Mette, husband and wife,** 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. 1110 on the Plan of Brentwood Hall, Section XI, as of record in Book 2331, Page 134, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Said Lot No. 1110 fronts 120.0 feet on the Easterly side of Stallworth Drive and runs back between lines 241.8 feet on the Northerly line and 243.4 feet on the Southerly line to a dead line in the rear, measuring 140.4 feet on said dead line.

Being the same property conveyed to Taylor Field, an unmarried woman by Warranty Deed from Veronica Oliva, a married woman of record in Instrument No. 20220222-0019859 Register's Office for Davidson County, Tennessee, dated February 10, 2022 and recorded on February 22, 2022.

Taylor Field having since married and legally changed her name to Taylor Field Parker. Taylor Field, Taylor Field Parker and Taylor Parker, being one and the same person.

Samuel Parker, spouse of Taylor Field Parker, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property./

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 2331, Page 134, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Book 6255, Page 792, in the Register's Office for Davidson County, Tennessee. Restrictions of record in Book 2543, Page 155, in the Register's Office for Davidson County, Tennessee.

This property, known as 5205 Stallworth Dr., Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 our hands this 10th DAY OF Jan., 2025.

Taylor Field Parker

Samuel Parker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Taylor Field Parker and Samuel Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they **executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office, this 10th day of January, 2025.

Notary Public

My commission expires: 4-13-25

(SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on January 10, 2025.

Signature 01/10/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 10th day of January, 2025.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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