(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1247898 DEEDWARR
03/19/2025 10 31 01 AM 2 pgs
Fees $13 00 Taxes $2,516 00
20250319-0019530

STATE OF TENNESSEE,
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $679,999 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct 27, 2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Ryan Parker and Joey J Busby		Parcel ID 030 00 0 149 00
(NAME)	(NAME)	
4792 Whites Creek Pike	**New Owner**	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Patricia F. Skrivanek, as Trustee of the Patricia F. Skrivanek 2018 Trust dated July 20, 2018**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ryan Parker, unmarried and Joey J. Busby, married, tenants in common with right of survivorship**, 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 the 14th Civil District of Davidson County, Tennessee, according to a survey by G Barry Greer, and more particularly described as follows

TRACT NO 7 Beginning at the westerly margin of Whites Creek Pike and 845 1 feet in a southerly direction from the northeast corner of Newlin Sanford property of record in Book 4536, page 141, and the northwesterly corner of Tract No 6, thence along Tract No 6 south 47 deg 50' W 1,184 8 feet to an iron pin, thence south 42 deg 30' E 180 feet, thence south 48 deg 17' W 350 8 feet to an iron pin, thence north 2 deg 5' E 439 feet, thence north 44 deg 50' E 1,248 4 feet to the westerly margin of Whites Creek Pike, thence along said margin south 36 deg 30' E 200 feet to the point of beginning

Being the same property conveyed to Britt E Skrivanek and wife, Patricia F Skrivanek from William E Brewer and wife, Bonnie L Brewer by Warranty Deed dated June 12, 1995 and recorded on June 13, 1995 in Book 9699, Page 210, Register's Office for Davidson County, Tennessee

The said Britt E Skrivanek died on January 21, 2014, leaving Patricia F Skrivanek as surviving tenant by the entirety

Further being the same property conveyed to Patricia F Skrivanek, as Trustee of the Patricia F Skrivanek 2018 Trust dated July 20, 2018 from Patricia F Skrivanek by Quitclaim Deed dated July 20, 2018 and recorded on July 24, 2018 in Instrument No 20180724-0072172, Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record, and (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations

unimproved ☐

This is improved ☒ property, known as 4792 Whites Creek Pike, Whites Creek, TN 37189

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 14th day of March, 2025

Patricia F Skrivanek, as Trustee of the Patricia F Skrivanek 2018 Trust dated July 20, 2018

BY Patricia F Skrivanek, Trustee
Patricia F Skrivanek
Trustee

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia F Skrivanek, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Patricia F Skrivanek 2018 Trust dated July 20, 2018, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness ~~my~~ hand and official seal, this the 14th day of March, 2025.

Notary Public

My Commission Expires. 6 21 25

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY