Prepared By & Return To: City Title, LLC 301 Plus Park Boulevard Ste. 502 Nashville, TN 37217 CT-25-802	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 day of March, 2025 Notary Public Commission Expires: 11/15/2028

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1249266 DEEDWARR
03/21/2025 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20250321-0021524

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brian A. Parker and Sherry Ann Parker 755 Rowan Drive Nashville, TN 37207	Ameris Bank/ Dovenmuehle Mtg PO Box 660592 Dallas, TX 75266-0592	059 10 0 014.00

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,

Samuel R. Scales and Miriam Taylor, Trustees of the Scales Family Trust

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

Brian A. Parker and Sherry Ann Parker, 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. One of the Resubdivision of Lot No. 192 on the plan of Haynes Manor, Section One of record in Book 3600, Page 85, and Lot One on the Plan of Royal Gardens Estate, Section One of record in Book 3700, Page 29, of record in Book 4060, Page 113, Register's Office for said County. SAID Lot No. One fronts 89.17 feet on the southerly side of Rowan Drive and extends back 128.10 feet on the easterly line and 93.8 feet on the westerly line to a dead line measuring 86.26 feet thereon.

BEING the same property conveyed by Warranty Deed from Maurice D. Gregory and wife, Josephine K. Gregory to Joseph S. Scales and wife, Jimmie N. Scales, of record in Book 4449 Page 307 in Davidson County, Tennessee Register of Deeds, dated September 30, 1970 and recorded October 01, 1970. The said Joseph S. Scales having passed away on or about April 24, 2014, his interest held with survivorship vested in the surviving tenant by the entirety, Jimmie N. Scales.

BEING the same property conveyed by Quit Claim Deed from Jimmie N. Scales to Scales Family Trust, of record in Instrument No. 20160506-0045188 in Davidson County, Tennessee Register of Deeds, dated May 03, 2016 and recorded May 06, 2016. The said Jimmie N. Scales died January 11, 2024.

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 pro-rated 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: 755 Rowan Drive, Nashville, TN 37207

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 used, 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 3rd day of March, 2025.

Scales Family Trust dated April 19, 2016

By: Samuel R. Scales, Trustee
Samuel R. Scales, Trustee

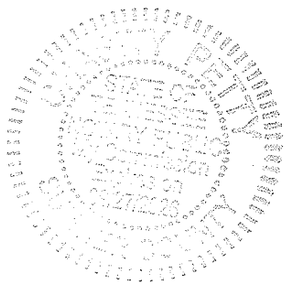
By: Miriam E. Taylor, Trustee
Miriam Taylor, Trustee

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Samuel R. Scales and Miriam Taylor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Trustee(s) of **The Scales Family Trust dated April 19, 2016**, and that as such Trustee (s) executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 3rd day of March, 2025.

Chasity Petty
Notary Signature
My commission expires: 9/27/26



Certificate of Authenticity

I, Joshua A. Terry, 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 3/3/25.

Affiant Signature – Joshua A. Terry

3/17/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/17/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27