WARRANTY DEED

Karen Johnson Davidson County
Batch# 1262309 DEEDWARR
04/21/2025 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250421-0029968

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 5-21-28
(AFFIX SEAL)

KRISTEN M GERMAIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-21-2028

THIS INSTRUMENT WAS PREPARED BY
Jonathan Perry, McMichael & Gray, P.C., 22 Century Blvd, Suite 450, Nashville, TN 37214

File No.: NAS-TN-250183-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Erin S. Penner and Jacob E. Penner	Erin S. Penner and Jacob E. Penner	181-10-0E-067.00-CO
(NAME)	(NAME)	
5512 Prada Drive	5512 Prada Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Fifty Thousand And No/100 Dollars ($450,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SCOTT E. SPARKS AND LYNNE W. SPARKS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ERIN S. PENNER AND JACOB E. PENNER, WIFE AND HUSBAND

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. 67 on the Plan of Phase One, Section Four, High Point, of record in Plat at Instrument No. 20130103-0000636, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Scott E. Sparks and Lynne W. Sparks, husband and wife by Warranty Deed from Brian Keith Mosey, and Kathy Lee Kane, husband and wife of record in Instrument No. 20220623-007163 Register's Office for Davidson County, Tennessee, dated June 16, 2022 and recorded on June 23, 2022.

unimproved ☐
This is improved ☒ property, known as 5512 Prada Drive, Brentwood, TN 37027
(House No.) (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 18th day of April, 2025.

Scott E Sparks (SEAL)
Scott E. Sparks

(SEAL)
Lynne W. Sparks

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18 day of April, 2025, before me personally appeared Scott E. Sparks and Lynne W. Sparks, husband and wife to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 18 day of April, 2025.

Commission Expires: 5-21-28

KRISTEN M GERMAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-21-2028

Notary Public

Tennessee Certificate of Electronic Document

I, Jonathan Roy Perry, 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 the law on 4-18-25 (date of document).

Settlement Agent:

McMichael & Gray, PC

Signature

4-18-25

Date

State of Tennessee

County of Davidson

Personally appeared before me, Emily Reed, a notary public for this county and state, Jonathan Roy Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed. Sworn and subscribed before me 18th day of April, 2025.

Emily Reed
Notary Public

My Commission Expires: 1/5/2028

(NOTARY SEAL)

EMILY REED
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-05-2028

All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).