THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF ~~Davidson~~** Sumner The actual consideration or value, whichever is greater, for this transfer is **$400,000.00**. **Affiant** Subscribed and sworn to before me, this **29th day of April, 2025**. **Notary Public** **My commission expires:** 1/30/29

Karen Johnson Davidson County
Batch# 1266037 DEEDWARR
04/30/2025 01:50:30 PM 7 pgs
Fees: $38.00 Taxes: $1,480.00
20250430-0033418

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Stephen Fedie and Suzanne Fedie **242 Myhr Green** **Nashville, TN 37221**	**Churchill Mortgage Corporation** **1749 Mallory Lane** **Ste 100** **Brentwood, TN 37027**	**142 07 0C 047.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Stephanie Parnell Henley, Executor and Heir; Stacy Parnell Perry; Sherrill Parnell Latimer; Shannon Parnell Marcelin; and Shauna Parnell Smith, Heirs of The Estate of Sandra Gardner Parnell**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Stephen Fedie and Suzanne Fedie, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 47 in a Horizontal Property Regime of ASHLEY GREEN Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7184, Page 44, as amended in Book 7467, Page 279, Book 7482, Page 312 and Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plan as set forth in Exhibit "C" to the Master Deed of Ashley Green Condominiums, as of record in Book 7184, Page 44, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Leslie E. Parnell and wife, Sandra G. Parnell, by Warranty Deed from Jewel Clark Crandall and husband, David Schuyler Crandall, of record in Instrument No. 20060601-0064197, in the Register's Office of Davidson County, Tennessee, dated May 31, 2006 and recorded on June 01, 2006. The said Leslie E. Parnell died on December 13, 2018, then Sandra G. Parnell died February 21, 2025, testate, devising subject property to Stephanie Parnell Henley, Stacy Parnell Perry, Sherrill Parnell Latimer, Shannon Parnell Marcelin and Shauna Parnell Smith, devisees of the last will and testament of Sandra G. Parnell. See Probate Case No. 25P634, in the Seventh Circuit Court for Davidson County, Tennessee.

The said Sandra G. Parnell and Sandra Gardner Parnell are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved property known as **242 Myhr Green, Nashville, TN 37221.**

HE-2025-161

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 in 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 my/our hand(s) this **29th day of April, 2025.**

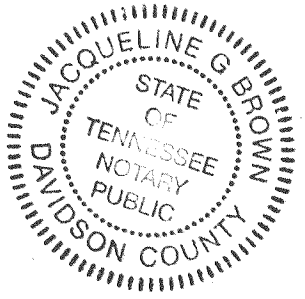
The Estate of Sandra Gardner Parnell
By: Stephanie Parnell Henley, executor & heir
Stephanie Parnell Henley, Executor and Heir

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 28th day of April, 2025, personally appeared before me, a Notary Public in and for said County and State, personally appeared Stephanie Parnell Henley, Executor and Heir, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Executor and Heir of The Estate of Sandra Gardner Parnell the within named bargainor, and that he/she as Executor and Heir, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his/her name as Executor and Heir of The Estate of Sandra Gardner Parnell.

Witness my hand, at office, this 28th day of April, 2025.

Jacqueline G Brown
Notary Signature
My commission expires: 11-3-25



Witness my/our hand(s) this **28th day of April, 2025.**

The Estate of Sandra Gardner Parnell

By: _____
Stacy Parnell Perry, Heir

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 28th day of April, 2025, personally appeared before me, a Notary Public in and for said County and State, personally appeared Stacy Parnell Perry, Heir, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself/themselves to be the Heir of The Estate of Sandra Gardner Parnell the within named bargainor, and that he/she/they as Heir, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his/her/their name as Heir of The Estate of Sandra Gardner Parnell.

Witness my hand, at office, this 28th day of April, 2025.

_____
Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my/our hand(s) this **28th day of April, 2025.**

The Estate of Sandra Gardner Parnell

By: Sherrill Parnell Latimer, Heir
Sherrill Parnell Latimer, Heir

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 28th day of April, 2025, personally appeared before me, a Notary Public in and for said County and State, personally appeared Sherrill Parnell Latimer, Heir, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself/themselves to be the Heir of The Estate of Sandra Gardner Parnell the within named bargainor, and that he/she/they as Heir, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his/her/their name as Heir of The Estate of Sandra Gardner Parnell.

Witness my hand, at office, this 28th day of April, 2025.

Jacqueline G Brown
Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

HE-2025-161

Witness my/our hand(s) this 24th day of April, 2025.

The Estate of Sandra Gardner Parnell

By: Shannon Parnell Marcelin
Shannon Parnell Marcelin, Heir

STATE OF FLORIDA

COUNTY OF Miami Dade

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence ☐ online notarization, this 24th day of **April, 2025** by **Shannon Parnell Marcelin** as **Heir** for **The Estate of Sandra Gardner Parnell.** He/she is personally known to me or has _____ as identification.

(Seal)

JORGE POLANCO
Notary Public - State of Florida
Commission # HH 587825
My Comm. Expires Aug 28, 2028
Bonded through National Notary Assn.

_____
Signature of Notary Public

Jorge Polanco
Print, Type or Stamp Name of Notary

Personally Known: ✓
OR Produced Identification: ____
Type of Identification Produced: _____

Witness my/our hand(s) this 24th day of April, 2025.

The Estate of Sandra Gardner Parnell

By: Shauna Parnell Smith
Shauna Parnell Smith, Heir

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF Los Angeles)

On this 24th day of April, 2025, before me, Kelly Maynarich, Notary Public, personally appeared **Shauna Parnell Smith**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

The signer is signing

- ☐ (as partner for _____, a partnership)
- ☐ (as _____ for _____, a corporation)
- ☐ (as attorney in fact for _____, the principal)
- ☐ (as an individual on behalf of himself or herself)
- ☒ (as **Heir** for **The Estate of Sandra Gardner Parnell**)

The document being acknowledged is Notarized Identity Verification, dated 4/24/25, and consisting of 1 pages.

I certify under Penalty of Perjury under the laws of State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KELLY MAYNARICH
Notary Public - California
Los Angeles County
Commission # 2440157
My Comm. Expires Mar 2, 2027

Signature _____
(Signature of Notary Public)

place notary seal above

Tennessee Certification of Electronic Document

I, AUBREY SEAVERS, 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 4/28/25 (date of document).

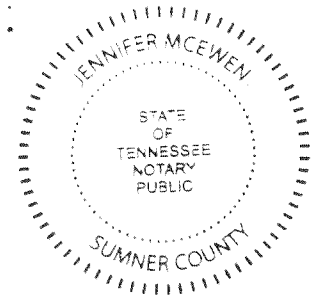
Affiant Signature

4/29/25
Date

State of TENNESSEE

County of SUMNER

Sworn to and subscribed before me this 29th day of April, 2025.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29

NOTARY'S SEAL