Karen Johnson Davidson County
Batch# 1283606 DEEDWARR
06/09/2025 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $14,800.00
20250609-0045322

WARRANTY DEED

STATE OF
COUNTY OF

38569

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF June, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Burns Parker III and Emilie Reid Parker	Morgan Stanley Private Bank	
(NAME)	(NAME)	
130 Taggart Avenue	4270 Ivy Pointe Blvd., Ste. 400	130-05-0-073.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Cincinnati, OH 45245	
(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, **Eric Eyken-Sluyters and Amy Nickin, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edward Burns Parker III and Emilie Reid 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. 14 of 2nd REVISED PLAN, HIGHLANDS OF BELLE MEADE NO. 2, BLOCKS E,F,G,H & K, of record in Plat Book 1130, Pages 71 and 72, Register's Office for said County to which reference is made for a complete description thereof.

Being the same property conveyed to Amy Nickin and Eric Eyken-Sluyters, wife and husband by Warranty Deed from Calle Jarnkrook, married of record in Instrument No. 20210922-0127199, Register's Office for Davidson County, Tennessee, dated September 15, 2021 and recorded on September 22, 2021, as corrected by Affidavit recorded on May 03, 2022 of record in Instrument No. 20220503-0051198, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 130 Taggart Ave Nashville, TN 37205
(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 my hand this 6th day of June, 2025.

Eric Eyken-Sluyters

Eric Eyken-Sluyters

Amy Nickin

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared by audio video communication before me a Notary Public in and for said State and County, duly commissioned and qualified, **Eric Eyken-Sluyters and Amy Nickin,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of June, 2025.

Notary Public

Notarized online using audio-video communication

My Commission Expires: May 16, 2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

Tennessee Certification of Electronic Document

I, George Mudter, 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 June 6, 2025 (date of document).

Affiant Signature

6-8-2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027