Karen Johnson Davidson County
Batch# 1297969 DEEDWARR
07/15/2025 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20250715-0055892

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/16/27

(AFFIX SEAL)

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHELDON PARKES & DENEAVENE WILLIAMS	New Owner	**182-06-0A-057.00**
(NAME) **7814 RAINEY DRIVE**	(NAME)	
(ADDRESS) **ANTIOCH, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, SARAH SOLOMON, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHELDON PARKES, A MARRIED MAN, AND DENEAVENE WILLIAMS, A MARRIED WOMAN,** 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. 57, as shown on the map entitled Old Hickory Hills, Section One, of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to REID SOLOMON AND SARAH SOLOMON, HUSBAND AND WIFE, by deed from MICHAEL J. BROOME AND WIFE, CHRISTIE L. BROOME, of record in Instrument No. 20151218-0127422, dated December 17, 2015, said Register's Office.

Further being the same property conveyed to SARAH SOLOMON, AN UNMARRIED WOMAN, by quitclaim deed from REID SOLOMON, AN UNMARRIED MAN, of record in Instrument No. 20200124-0008939, dated January 24, 2020, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Instrument No. 20011023-0115382; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, of record in Instrument No. 20020116-0006750 and amended in Instrument No. 20101116-0091730; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001030-0107214; Storm Water Detention Agreement of record in Instrument No. 20010306-0021333; Easement to United Telephone Company of record in Instrument No. 20020123-0009339; and any and all easements, conditions and restrictions, which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

Unimproved ( )
This is improved(X) property, known as **7814 RAINEY DRIVE, ANTIOCH, TN 37013**
(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 27 day of June, 2025.

SARAH SOLOMON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SARAH SOLOMON, the bargainor(s), 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.

Witness my hand and official seal at office this 27 day of June, 2025.

Notary Public

My commission expires: 3/3/2026.

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 6/27/25.

Affiant Signature – Joshua A. Terry

7/15/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 7/15/25

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON