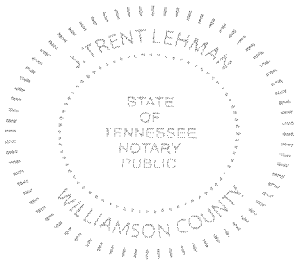
Karen Johnson Davidson County
Batch# 1298306 DEEDWARR
07/17/2025 06:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,624.30
20250717-0056317



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $439,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16th day of July, 2025.

NOTARY PUBLIC

My commission expires: 11/3/25

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Samuel E. Warren	New Owner	172-08-0B-074.00 CO
(NAME)	(NAME)	
1721 Champion Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Mary McKenzie Parker and Landon Parker, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Samuel E. Warren, unmarried**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 74, as shown on the map entitled Final Plat Phase Two, Bridle Downs (formerly Forest Acres Section Three Phase One), of record in Plat Book 7900, page 241, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MARY MCKENZIE GLENN, A SINGLE PERSON, by deed from DEREK PAUL RIETHMEIER AND IRIS LISBETH RIETHMEIER, HUSBAND AND WIFE, of record as Instrument No. 20190813-0080606, in the Register's Office for Davidson County, Tennessee, dated August 8, 2019.

The said Mary McKenzie Glenn is now known as Mary McKenzie Parker.

This property is __unimproved _X_improved property known as: 1721 Champion Drive, Nashville, TN 37211.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 16th day of July, 2025.

Mary McKenzie Parker

Landon Parker

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary McKenzie Parker and Landon Parker, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of July, 2025.

Notary Public
My Commission Expires: 5/14/2029

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, J. Trent Lehman, 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 7/16/25.

Date

Affiant Signature

7/16/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of July, 2025.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

