Name and Address of New Owner:
John Gale
806 Ashlawn Place
Nashville, TN 37211

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 1310959 DEEDWARR
08/15/2025 11:14:30 AM 5 pgs
Fees: $28.00 Taxes: $832.13
20250815-0065174

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 161-05-0A-024.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Gaylon M. Parker, an unmarried man, Kendra Haggermaker Parker, an unmarried woman, and Benjamin Parker and Dylan Parker, husband and wife**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **John Gale, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Unit No. B-6 on the Plan of Condominium Site of Ashlawn, a/k/a Ashlawn Place Condominiums, according to the Master Deed of record in Book 6607, Page 596, and Book 7168, Page 550, in the Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more Particular description.

Being the same property conveyed to Kendra Haggermaker Parker, a married woman, and Gaylon M. Parker, an unmarried man, by Warranty Deed from Evin D. Dransfield, a single man, of record in Instrument No. 20200707-0072945, Register's Office for Davidson County, Tennessee, dated July 2, 2020 and recorded on July 7, 2020. The said Kendra Haggermaker Parker and Gaylon M. Parker having since married and then divorced in Circuit Court of Lawrence County, Alabama Case No. 2022-900071. An interest in this property being conveyed to Benjamin Parker in Mediated Agreement entered on October 5, 2022 in by the same Court in said case. Dylan Parker joins in on this conveyance to convey any marital interest she may have pursuant to her marriage to Benjamin Parker.

Being improved property known as 806 Ashlawn Place, Nashville, Tennessee, 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 13th day of August, 2025.

(SEAL)
Gaylon M. Parker

STATE OF ALABAMA
COUNTY OF Lawrence

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gaylon M. Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of August, 2025.

Notary Public
My commission expires: Jul 21, 2026
LESA WATTS

LESA WATTS
Notary Public
Alabama State at Large

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 13th day of August, 2025.

Kendra Haggermaker Parker (SEAL)
Kendra Haggermaker Parker

STATE OF TENNESSEE
COUNTY OF Lawrence

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kendra Haggermaker Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of August, 2025.

Vance W. Hamilton
Notary Public
My commission expires: 1-4-2028

VANCE W. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 13th day of August, 2025.

_____(SEAL)
Benjamin Parker

_____(SEAL)
Dylan Parker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Benjamin Parker and Dylan Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of August, 2025.

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $224,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
14 day of August, 2025.

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/24/2028
DAVIDSON COUNTY

_____
Notary Public
My commission expires:_____

File No. GNT-25-4111

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 August 14, 2025

Affiant Signature

August 14, 2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 14 day of August, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY