THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Rutherford** The actual consideration or value, whichever is greater, for this transfer is **$399,900.00**. **Affiant** Subscribed and sworn to before me, this **29th day of August, 2025.** **Notary Public** **My commission expires:** Oct. 21, 2028

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner(s) as follows: **David Sparks, Joan Sparks, and Jonathon C. Sparks** **908 Waynewood Lane** **Hermitage, TN 37076**	Send Tax Bills To: Ascend 1611 N. Jackson St Tullahoma, TN 37388	Map-Parcel Numbers: 075-12-0B-013.00-CO

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, **Bradley Joel Pope, married**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **David Sparks and Joan Sparks, husband and wife, and Jonathon C. Sparks, an unmarried man, tenants with right of survivorship**, Grantee(s) herein, its successors and assigns, certain real estate in Rutherford County, Tennessee, as follows:

Land situated in Davidson County, Tennessee:

Lot 69, Phase one and a portion of Phase two, Section 1, Brookside Woods, a Planned Unit Development, as shown on plat of record in Plat Book 9700, Page 397, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Bradley Joel Pope, married by Quitclaim Deed from Hanna Pope, married of record in Instrument No. 20180425-0038971 Register's Office for Davidson County, Tennessee, dated April 20, 2018 and recorded on April 25, 2018.

Karen Johnson Davidson County
Batch# 1318005 DEEDWARR
09/04/2025 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20250904-0070539

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 908 Waynewood Lane, Hermitage, TN 37076.

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 August, 2025.**

Bradley Joel Pope

Meghan Pope

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 29th day of August, 2025, before me personally appeared Bradley Joel Pope and Meghan Pope, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 29th day of August, 2025.

Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

HE-2025-425

Certificate of Authenticity

I, Lisa Wagner, 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 **8/29/25**.

Date

Affiant Signature

9/3/25

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **3rd** day of **September**, 2025.

Notary's Signature

My Commission Expires: **9/21/25**

Date

Notary's Seal (if on paper)

