Karen Johnson Davidson County
Batch # 1321721 DEEDWARR
09/15/2025 10:10:51 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20250915-0073270

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

X Madison Steele Parkerson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF SEPTEMBER, 2025.

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 7/3/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. Miranda Belote, Attorney at Law, 365 West Main Street, Hendersonville, TN 37075

File No.: 2025.0120

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Madison Steele Parkerson		104 08 0E 00
(NAME)	(NAME)	
1622 18th Avenue South	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Eighty Thousand And No/100 Dollars ($280,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GLORIA A. ELLINGSON, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MADISON STEELE PARKERSON, SINGLE 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:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☑ property, known as 1622 18th Avenue South, Nashville, TN 37212
(House No.) (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 our hands this 11 day of September, 2025

Gloria A. Ellingson

Gloria A. Ellingson

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county,Gloria A. Ellingson, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office this 11 day of September, 2025.

J M Belote

NOTARY PUBLIC

My Commission Expires: 2/27/29

J MIRANDA BELOTE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT "A"

Being Unit No. 1622 of Prestwick Place Condominiums, a horizontal property regime established by Mast Deed of record in Book 6646 at page 196, and amended in Book 6725, page 144, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gloria A. Ellingson, unmarried, by Warranty Deed from Blair Builders, a joint venture, dated February 26, 1986 and recorded March 6, 1986 in Record Book 6797, Page 861, Register's Office for Davidson County, Tennessee.

Commonly known as 1622 18th Avenue South, Nashville, TN 37212