WARRANTY DEED

File No. CTO-2025-933

Karen Johnson Davidson County
Batch# 1337270 DEEDWARR
10/22/2025 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20251022-0084257

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of October, 2025

Notary Public

MY COMMISSION EXPIRES: 10/17/2028
(AFFIX SEAL)

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W Northfield Blvd., Ste 2
Murfreesboro, Tennessee 37129
(615)-203-3054

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Parsley	CrossCountry Mortgage, LLC	
8431 Callabee Way, #4	2160 Superior Avenue	181-02-0A-116.00-CO
Antioch, TN 37013	Cleveland, OH 44114	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees,, and other good and valuable considerations, the receipt of which is hereby acknowledged , I/WE, **RUBY KILLEBREW, AN UNMARRIED WOMAN,** hereinafter called the Grantor, has this day bargained and sold and does hereby transfer and convey unto, **ROBERT PARSLEY, AN UNMARRIED MAN** , hereinafter called the Grantees, their heirs and assigns, forever, that certain tract or parcel of land in **DAVIDSON** County, State of TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No G-4, as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provision of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq, as amended, of record as Instrument No 20060306-0025686 and as amended by Instrument No 20060606-0066938, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Ruby Killebrew, an unmarried woman by Warranty Deed from Mark A. Pothier and wife, Katherine K. Pothier of record in Instrument No. 20151201-0121130 Register's Office for Davidson County, Tennessee, dated November 30, 2015 and recorded on December 1, 2015.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Instrument 20060306-0025686 amended in Instrument 20060606-0066938; 20070801-0091466; and 20080808-0081967, said Register's Office.

This conveyance is made subject to: All matters appearing on the Plan of record in Instrument 20060306-0025686 amended in Instrument 20060606-006938, said Register's Office.

This conveyance is subject to (1) all applicable zoning ordinances (2) all utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) all building restrictions, and (5) all other matters of public record.

This is improved___ unimproved ✓ property and believed to be known as: 8431 Callabee Way, #4, Antioch, TN 37013 but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 20 day of October, 2025.

Ruby Killebrew

STATE OF TENNESSEE
COUNTY OF DAVIDSON ~~DAVIDSON~~ Williamson

Before me, the undersigned Notary Public, personally appeared Ruby Killebrew, the herein bargainor(s), 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this October 20, 2025.

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Notary Public
My Commission Expires: 10/25/2028

Tennessee Certification of Electronic Document

I, Jamie Mooney, 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 10|20|2025 (date of document).

Affiant Signature

10|20|2025
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 20 day of October, 2025.

Macy Hunter
Notary's Signature

MY COMMISSION EXPIRES: 2|24|26

NOTARY'S SEAL

MACY HUNTER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD