Karen Johnson Davidson County
Batch# 1338589 DEEDWARR
10/27/2025 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $939.80
20251027-0085057

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2025.

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

Notary Public

MY COMMISSION EXPIRES: 2-29-2028

(AFFIX SEAL)

04-NSH25-10188

Address of New Owner:	Send Tax Bills to:	Tax Information:
Vickie Sparks and Roger Sparks 511 Clubhouse Court Antioch, TN 37013	Same As New Owner	162-16-0-068-00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Priscilla Jervey, a widow**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Vickie Sparks and Roger Sparks, wife and husband**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 24B on the Plan of Hickory Park Villas, Section One, Zone Lot Division, Lots 21 through 31, as of record in Book 6250, Page 314, Register's Office for Davidson County, Tennessee to which Plan reference is here made for a complete description thereof.

Being the same property conveyed to Walter E. Jervey and wife, Priscilla Jervey by Warranty Deed from Maxie Patton, Trustee, dated June 08, 1987 and recorded on June 17, 1987 of recorded in Book 7271, Page 94, in the Register's Office of Davidson County, Tennessee. Walter E. Jervey having passed away on January 10, 2018, leaving Priscilla Jervey as the surviving tenant by entirety.

Parcel No.: 162-16-0-068-00
Being also known as 511 Clubhouse Court, Antioch, TN 37013.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 511 Clubhouse Court , Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 24th day of October, 2025

Priscilla Jervey by John Cobb, Attorney in Fact

STATE OF TENNESSEE

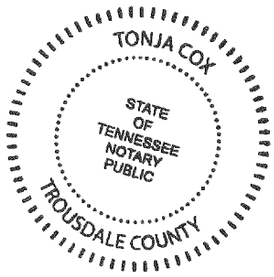
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named John Cobb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Priscilla Jervey and that he is authorized by Priscilla Jervey to execute this instrument on her behalf.

Witness my hand and seal at Smyrna, Tennessee, this 24th day of October, 2025.

Notary Public

My Commission Expires: 2/29/28



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Meredith Berryhill *(custodian's name)*, 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 October 24, 2025 *(date of document)*.

Custodian's Signature — 10/24/25 date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 24th day of October, 2025.

Notary Public

MY COMMISSION EXPIRES: 2/29/28

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY