Karen Johnson Davidson County
Batch# 1348986 DEEDWARR
11/20/2025 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20251120-0092918

WARRANTY DEED

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2025.

_____
Notary Public

MY COMMISSION EXPIRES: 3.3.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0457

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Charles Mitchell Parks and Molly Woodward Parks	Newrez, LLC	Map: 052-13-0-283.00
(NAME) 2534 Miami Ave.	(NAME) PO Box 60535	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Industry, CA 91716-0535	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED FIVE THOUSAND AND NO/100 DOLLARS ($605,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DAVID DOLAN AND WIFE, DIANA DOLAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHARLES MITCHELL PARKS AND WIFE, MOLLY WOODWARD PARKS,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot 35 of the Final Plat of Consolidation of Lots 26 Thru 64 of the Subdivision of Part of Lot No. 17 of the Subdivision of the Robert Young Farm in Pennington's Bend, Plat Book 547, Page 123, Register's Office of Davidson County, Tennessee as recorded in Instrument #201604110034398, in the Register's Office of Davidson County, Tennessee.

Containing per said Plat: 17,592 Square Feet +/- or 0.40 Acres +/-.

Included in this Description but excluded from this conveyance is the property conveyed to David M. Dolan and wife Diana L. Dolan in Instruments of Record: 20131226-0129882 & 20150210-0012116, In the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to David Dolan and wife, Diana Dolan, by deed from Pennington Bend Group, L.P., a Tennessee limited partnership, of record in Instrument No. 20160916-0097373, dated August 19, 2016, Register's Office for said County.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20160411-0034398, said Register's Office; (3) Easement and Maintenance Agreement for Sewage Pumps, Service Lines, Ingress and Egress and Appurtenances of record in Instrument No. 20071207-0141765 and Instrument No. 20130507-0045923, in the Register's Office for Davidson County, Tennessee; (4) All matters of record in Book 421, Page 140, Book 547, Page 123 and Instrument No. 20070418-0046292, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2534 Miami Ave., Nashville, TN 37214
(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 18th day of November, 2025.

David Dolan

Diana Dolan

JOSEPH VANCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF GREENE

STATE OF TENNESSEE
COUNTY OF WASHINGTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Dolan and Diana Dolan, 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 within instrument for the purposes therein contained.

Witness my hand and official seal this, 18th day of November, 2025.

My Commission Expires:
02/28/2026

Notary Public

Certification of Recorded Documents

I, Channing Miles, 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 November 19, 2025.

(AFFIANT) – Channing Miles

11/19/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 19th day of November, 2025.

My commission expires: 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON