Karen Johnson Davidson County
Batch# 1399960 DEEDWARR
03/31/2026 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20260331-0025645

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202511059B **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$290,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 30 day of March, 2026. Notary Public My Commission Expires:

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

WARRANTY DEED

THIS INDENTURE, made this 30 day of March, 2026, among:

ALISON PARKER, MARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

LELAND MICHAEL HOWE AND ALISON BECKER, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 3, as shown on the map entitled the Plan of Sherwood Forest Subdivision, of record in Book 4175, page 114, and amended in Book 4558, page 856, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alison Parker, married by deed from Todd Toriscelli and Christine Toriscelli, husband and wife, dated April 30, 2021, of record in Instrument No. 20210503-0058786, Register's Office for Davidson County, Tennessee.

Richard D. Parker, joins in this conveyance for the limited purpose of conveying any interest that he may have, marital or otherwise.

Being also known as 6014 Sherwood Court, Nashville, TN 37215.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Alison Parker

Alison Parker

Richard D. Parker

Richard D. Parker

State of Hawaii
County of Maui

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Alison Parker and Richard D. Parker**, the within named 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 within instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of March, 2026.

Tricia Gouveia NOTARY 24-60 PUBLIC STATE OF HAWAII

Tricia Gouveia

Notary Public for State of HI
My Commission Expires: APR 07 2028
TRICIA GOUVEIA

Owner Name & Property Address:

Name: **Leland Howe & Alison Becker**
Address: **1104 Woodbury Falls Court**
City, State, Zip: **Nashville, TN 37221**

Responsible Party For Taxes:

Name: **New Owner**
Address:
City, State, Zip:

Tax ID: 158-04-022.00

NOTARY CERTIFICATE

TRICIA GOUVEIA SECOND CIRCUIT
DOC DATE: undated at time of notarization # PAGES: -2-
DOC DESC: Warranty Deed

Tricia Gouveia 03/26/2026 APR. 07, 2028
SIGNATURE DATE COMM EXP

Tricia Gouveia NOTARY 24-60 PUBLIC STATE OF HAWAII

Certificate of Authenticity

I, Alli Pinkston, 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 **March 26, 2026**.

Date

Alli P

Affiant Signature

3/31/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31** day of **March**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County