Karen Johnson Davidson County
Batch# 1402660 DEEDWARR
04/07/2026 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,114.55
20260407-0027965

WARRANTY DEED



File No. PA-26-1631

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $571,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2026

Notary Public

MY COMMISSION EXPIRES.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Isabella Victoria Lepp, Unmarried, Henry Thomas Beach, unmarried, Tomas Lepp and Annemarie Dobron Lepp, Husband and Wife	Same	
(NAME) 2219 Fernwood Drive	(NAME)	073-05-0-018.00
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Haley B. Parker and William Sean Patrick Parker, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Isabella Victoria Lepp, Unmarried, Henry Thomas Beach, unmarried, Tomas Lepp and Annemarie Dobron Lepp, Husband and Wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. 245 on the Plan Dalewood, Section IV, of record in Plat Book 1835, Page 21, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 245 fronts 62 feet on the East side of Fernwood Drive and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Haley B. Parker and William Sean Patrick Parker, wife and husband by Warranty Deed from Tanya Fitzgerald and Jeffry Rice, a married couple of record in Instrument No. 20241115-0089073 Register's Office for Davidson County, Tennessee, dated November 06, 2024 and recorded on November 15, 2024, and Scrivener's Affidavit of recorded on December 04, 2024, in Instrument No. 20241204-0094139.

This is property more commonly known as 2219 Fernwood Drive, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 1st day of April, 2026.

Haley B. Parker

WILLIAM SEAN PATRICK PARKER BY
HALEY, ATTORNEY-IN-FACT
William Sean Patrick Parker by Haley B. Parker, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

On this 1st day of April, personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Haley B. Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney William Sean Patrick Parker, and that this instrument was executed on behalf of the said William Sean Patrick Parker, for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _____, page _____, in the Register's Office for Williamson County, Tennessee. 202604070027964

Witness my hand, at office, this 1st day of April, 2026.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

On this 1st day of April, 2026, personally appeared before me, Haley B. Parker, to me known to the person described in an dwho executed the foregoing instrument and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 1st day of April, 2026.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Notary Signature
My commission expires:

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4/1/26 (date of document)

Regina Sullo

Affiant Signature

4/1/26

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 1 day of April, 2026

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026