WARRANTY DEED

Karen Johnson Davidson County
Batch # 1414015 DEEDWARR
05/01/2026 09:46:31 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20260501-0038759

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

STATE OF Tenn
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 2/24/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
H. Vern Aaseby Revocable Living Trust U/A dated 02/07/2007 AND Kyme S Aaseby Revocable Living Trust U/A dated 02/07/2007	H. Vern Aaseby Revocable Living Trust U/A dated 02/07/2007 AND Kyme S Aaseby Revocable Living Trust U/A dated 02/07/2007	63-8-28
(NAME)	(NAME)	
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20260619

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, **Matthew Parker and Ninfa Parker, husband and wife** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **H. Vern Aaseby Revocable Living Trust U/A dated 02/07/2007** AND **Kyme S Aaseby Revocable Living Trust U/A dated 02/07/2007** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot Nos. 2 and 4, Block W, on the Plan of Hadley Bend City, fronting on University Avenue, Old Hickory, Tennessee, of record in Plat Book 421, page 120, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Matthew Parker and Ninfa Parker, husband and wife, by Warranty Deed from Devon L. Scales and Jermaine Scales, a married couple, dated 10/23/2015 and filed of record in Inst. No. 20251026-0108800, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 4001 University Avenue, Old Hickory, TN 37138
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of April, 2026

Matthew Parker

Ninfa Parker

State of Tennessee)
County of Sumner_)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Matthew Parker and Ninfa Parker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of April, 2026.

Notary Public
My commission expires: 3/21/29

