THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260453936

Karen Johnson Davidson County
Batch # 1415131 DEEDWARR
05/04/2026 10:07:41 AM 2 pgs
Fees: $13.00 Taxes: $2,155.25
20260504-0039330

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $582,500.00.

Affiant

Subscribed and sworn to before me, this 30th day of April, 2026.

Notary Public
My Commission Expires: 02-05-30

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Natasha Marie Parker and Chase Terrell Parker 1449 Stoner Ridge Hermitage TN 37076	SAME AS NEW OWNER	Tax Parcel ID No. 075-11-0A-085.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew Owen Dorney and Renee Cecile Dorney, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Natasha Marie Parker and Chase Terrell Parker, wife and husband,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee:

Lot 80, Plan of Phase Three, Heritage Meadows, as shown on plat of record in Plat Book 9700, Page 984, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Andrew Owen Dorney and Renee Cecile Dorney, husband and wife by Executor Deed from James H. Wakefield, IV, Executor of the Estate of Mariea C. Wakefield of record in Instrument No. 20230815-0063459 Register's Office for Davidson County, Tennessee, dated August 14, 2023 and recorded on August 15, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 984, Register's Office for Davidson County, Tennessee.

PUD Boundary Plat of record in Book 9700, Page 88, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10337, Page 102 and amended in Instrument No. 20000313-0025560, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement for Sewer to First Suburban Water Utility District of record in Book 6838, Page 485, in the Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 10337, Page 123, Register's Office for Davidson, County, Tennessee.

Charter for Heritage Meadows HOA of record in Book 11114, Page 771, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 6838, Page 487, in the Register's Office for Davidson County, Tennessee.

Sewer easement of record in Book 11497, Page 589 and Book 11497, Page 601, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to HOA of record in Instrument Number 20090115-0003848, in the Register's Office for Davidson County, Tennessee.

Warranty Deed of record in Book 7404, Page 562, in the Register's Office for Davidson County, Tennessee.

Easement for Sewer to First Suburban Water Utility District of record in Book 6838, Page 485, in the Register's Office for Davidson County, Tennessee

Easement including terms and conditions thereof as of record in Book 11497, Page 601, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1449 Stoner Ridge Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 28th day of April, 2026.

Andrew Owen Dorney
Andrew Owen Dorney

Renee Cecile Dorney
Renee Cecile Dorney

STATE OF Massachusetts

COUNTY OF Middlesex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew Owen Dorney and Renee Cecile Dorney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2026.

Notary Public Michael J O'Sullivan
My Commission Expires: 02/15/2030

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-26-1449