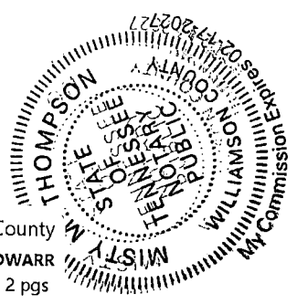
mail →

Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

WARRANTY DEED



Karen Johnson
Batch # 1415560
05/05/2026 09:56:20 AM
Fees: $13.00 Taxes: $1,517.00



20260505-0040078

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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

File No.: 26-0116

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Katherine L. Hefferen and Ryan B. Eledge	CMG Mortgage, Inc.	Map: 149-15-0A-189.00CO
(NAME) 812 Bridge Creek Ln	(NAME) P.O. Box 660714	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Dallas, TX 75266	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($410,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES PARKER AND EMILY PARKER, HUSBAND AND WIFE,

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

KATHERINE L. HEFFEREN AND RYAN B. ELEDGE, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,

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:

Land in Davidson County, Tennessee, being Lot No. 189, on the Plan of Phase VII, Cambridge Forest, of record in Instrument No. 20190325-0026968 and Certificate of Correction in Instrument No. 20200127-0009439, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Parker and Emily Parker, husband and wife, by deed from Trendmark Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20211102-0146495, dated October 27, 2021, Register's Office for said County.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20190325-0026968, corrected in Instrument No. 20200127-0009439, said Register's Office; (3) Easement to American Telephone and Telegraph Co. of record in Book 1207, Page 529, in the Register's Office for Davidson County, Tennessee; (4) Storm Water Detention Agreement of record in Book 7632, Page 962 and Book 10805, Page 497, in the Register's Office for Davidson County, Tennessee; (5) Charter for Homeowners Association of record in Book 10343, Page 769, in the Register's Office for Davidson County, Tennessee; (6) Sanitary Sewer and/or Drainage Easement of record in Instrument No. 20001228-0126570, in the Register's Office for Davidson County, Tennessee; (7) Exceptions and Easements retained in deed of record in Instrument No. 20151204-0122188, in the Register's Office for Davidson County, Tennessee; (8) Deed of common areas to Homeowners Association of record in Instrument No. 20230130-0006621, in the Register's Office for Davidson County, Tennessee; (9) All matters of record in Plat Book 6900, Page 561, in the Register's Office for Davidson County, Tennessee; (10) Roadway Easement Agreement of record in Book 3, Page 26, in the Register's Office for Davidson County, Tennessee; (11) Agreement of record in Book 1147, Page 148, in the Register's Office for Davidson County, Tennessee; (12) Sewer and

Drainage Easements of record in Book 6881, Page 320, Book 7453, Page 445 and Book 8795, Page 158, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Covenants, Restrictions and By-Laws of record in Instrument No. 20020221-0022797, amended in Instrument No. 20061025-0132073, Instrument No. 20061208-0152145, Instrument No. 20070409-0041417, Instrument No. 20100224-0014180, Instrument No. 20110919-0072463, Instrument No. 20130225-0018348, Instrument No. 20161208-0152145, Instrument No. 20200211-0015703, Book 10332, Page 1, Book 10774, Page 723, Instrument No. 20190314-0023576, and Instrument No. 20020221-0022798, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 812 Bridge Creek Ln, Antioch, TN 37013
(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 30th day of April, 2026.

James Parker

Emily Parker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Parker and Emily Parker, 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, 30th day of April, 2026.

My Commission Expires:

11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY