Karen Johnson Davidson County
Batch# 1448075 DEEDWARR
07/16/2026 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20260716-0064628

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Carmelita Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 **DAY OF JULY, 2026.**

Notary Public

MY COMMISSION EXPIRES: 12/19/28
(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH26-11498

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jonathan Smith and Alyssa Buck 607 Glenpark Court Nashville, TN 37217	Zillow Home Loans 2000 Michelson Dr. Ste 1201 Irvine, CA 92612	120 09 0 047.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **the Estate of Dorris Cotham Parnell (a/k/a Dorris Ann Parnell), deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jonathan Smith, married, and Alyssa Buck, unmarried, Joint Tenants with Rights of Survivorship**, hereinafter called the Grantees, their successors 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 the easterly part of Lot 5A16 on the Plan of Glengarry Park, Section 5A, as of record in Book 3300, page 58, Register's Office for said County.

Said part of said lot fronts 85 feet on the northwesterly side of Glenpark Court and runs back 167 feet on the northeasterly line and 176.1 feet on the southwesterly line to a dead-line in the rear on which it measures 91.5 feet.

Being property conveyed to Don Parnell and wife, Dorris C. Parnell from Atlas Construction Company, a Tennessee Corporation, by Warranty Deed on November 19,1964, and recorded on November 20, 1964, in Book 3834, Page 464, Register's Office, Davidson County, Tennessee. Having taken title as Tenants by the Entirety, upon the death of Don Parnell, Dorris C. Parnell became the sole owner in fee simple. Dorris C. Parnell passed away on 11/16/2019.

ORDER ADMITTING WILL TO PROBATE WITHOUT ADMINISTRATION AND CLOSING ESTATE for DORRIS ANN PARNELL of record in Instrument 20211216-0166762, Register's Office for Davidson County, Tennessee. Last Will and Testament of DORRIS COTHAM PARNELL of record in Instrument 20211216-0166763 , Register's Office for Davidson County, Tennessee devising the subject property to her son Barry D. Parnell.

Barry D. Parnell having since died on 1/10/2026, Last Will and Testament for Barry D. Parnell, Docket No. 26P368, in the Chancery Court for Davidson County, Tennessee, Probate Division, of record in Instrument 20260423-0033559, Register's Office for Davidson County, Tennessee, devising the subject property to Kimberly A. Cotham Smith and Robin Cotham Driscoll.

Map & Parcel: 120 09 0 047.00

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **607 Glenpark Court, Nashville, TN 37217**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 10th day of July, 2026

The Estate of Dorris Cotham Parnell
(a/k/a Dorris Ann Parnell), deceased

Kimberly Cotham Smith, Executrix

Kimberly Cotham Smith, Individually

Robin Cotham Driscoll

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 10. 2026

Affiant Signature

15th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202607160064628