Karen Johnson Davidson County
Batch# 1451561 DEEDQC
07/24/2026 01:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260724-0067757

This instrument was prepared by: Attorney Edward T. Kindall, 2512 Scovel St., Nashville, Tennessee 37208

Send Tax Bills

Address of New Owner		**Map Parcel No.**
Vonda Sparks and David D Willis, Jr. 515 Yellowstone Ct. Antioch, Tennessee 37013	same	Parcel 175-04-A-86

Quit Claim Deed

FOR THE CONSIDERATION OF Ten Dollars, Cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vonda Sparks** hereafter called the Grantor, has bargained and sold, and by these presents do transfer one -half interest in said property with both parties having rights of survivorship to each parties interest in the entirety conveys unto **David D Willis, Jr.**, hereafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: TO WIT:

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS MADE SUBJECT TO : (1) all easements, restrictive covenants and conditions, and all matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/ or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: 515 Yellowstone Ct. Antioch, Tennessee 37013

Vonda Sparks

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration of value whichever is greater this transfer is $10.00.

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 7th day of July 20 26.

Jacqueline G Brown
Notary Public

Affiant

My Commission Expires: 11-5-2029

Said property is conveyed subject such limitations, restrictions, and encumbrances as may affect the premises. Witness hand this 7th day of July 20 26.

STATE
OF TENNESSEE
COUNTY OF Davidson

Personally appeared before, Jacqueline G Brown, A Notary Public in and for said County and State, the within named the Bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that **he** executed the within instrument the purposes therein contained.

WITNESS my hand and official at Nashville, Tennessee, the 7th day of July 20 26.

Jacqueline G Brown
NOTARY PUBLIC

My Commission Expires: 11-5-2029

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS SECSRIBED AS FOLLOWS:

Property known as 515 Yellowstone Court, Antioch, Tennessee, County of Davidson

A CERTAIN TRACT OF PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT: BEINT LOT NO. 20-8 OF PARK PLACE, PHASE TWO, AS SHOWN ON THE AMENDMENT TO MASTER DEED ESTABLISHING THE PARK PLACE SUBDIVISION, A PLANNED UIT DEVELOPMENT AND HORIZONTAL PROPERTY REGIME (PRIVAT ELEMENT) EXHIBIT E, OF RECORD IN INSTRUMENT 20030915-0134956, (FORMERLY LOT 20 OF PARK PLACE, PHASE TWO ON PLAT OF RECORD IN INSTRUMENT NUMBER 20020530-006765) REGISTER'S OFFICEFOR DAVIDSON COUNTY, TENNESSEE, SAID MASTER DEED OF WHICH IS OF RECORD IN INSTRUMENT NUMBER 20010214-0014161, WHICH WAS RE-RECORDED IN STRUMENT NUMBER 20011212-0136927, amened in instrument number 20030710-0095634, AND RE-RECORDED IN INSTRUMENT NUMBER 20030915-0134956, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT. THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS, SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS FOR PUBLIC UTILITIES APPLICABLE TO THIS PROPERTY.

Being the same property conveyed to Vonda Sparks by Special Warranty Deed from Secretary of Housing and Urban Development of Washington D.C. dated 1st day of May 2015, recorded in instrument No. 20150506-0041553 said Register's Office Davidson County, Tennessee

Tax Map and Parcel ID is as follows 175-04-A-86

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 7/7/2026 (**date of document**).

Affiant Signature

7/24/26

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 24th day of July, 2026.

Notary's Signature
My Commission Expires:

