Karen Johnson Davidson County
Batch # 1473898 DEEDWARR
09/15/2026 03:11:12 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260915-0085774

This Instrument prepared by:
D. Jefferson Herring, Attorney
476 Claircrest Drive
Antioch, TN 37013

# WARRANTY DEED

| | |
|---|---|
| **Grantor:** | **Craig Sparks, an unmarried person.** |
| **Grantee:** | **Barbara S. Marsh Trustee of Craig Sparks Living Trust, established July 31, 2024.** |
| **County:** | **Davidson, Tennessee** |

| **Name and Address of New Owner:** | **Send Tax Bills To: Same** |
|---|---|
| Barbara S. Marsh, Trustee<br>962 Shadow Lane<br>Mt. Juliet, TN 37122 | **Map and Parcel Nos.:**<br>127 10 0 010.00 |

## AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby states that this Warranty Deed conveys property to a revocable living trust and pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi) this conveyance is exempt from transfer tax.

**Barbara S. Marsh, Trustee**
**Affiant**

Sworn to and subscribed before me on this **25th day of August, 2026.**

D. JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission Expires January 4, 2027.

**FOR AND IN CONSIDERATION** of ten dollars ($10.00) cash in hand paid, and for other good and valuable consideration the receipt of which is hereby acknowledged, **Craig Sparks, an unmarried person,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **Barbara S. Marsh, Trustee of Craig Sparks Living Trust, established July 31, 2024** ("Grantee") and her successors and assigns, the real estate described in Exhibit A, attached hereto (the "Property").

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging, to Grantee, and Grantee's successors and assigns forever. Grantor does hereby covenant that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered except as stated in Exhibit A and current year property taxes.

Grantor further covenants and binds Grantor, Grantor's heirs, representatives and assigns to warrant and forever defend title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons.

**IN WITNESS WHEREOF,** Grantor has executed this Deed on **this 25th day of August, 2026.**

Craig Sparks

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Craig Sparks**, 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 **25th day of August, 2026.**

Notary Public

My Commission Expires January 4, 2027.

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# EXHIBIT A

Land in Davidson County, Tennessee, 8251 Highway 70 South, Nashville, Tennessee 3722 L Land in Davidson County, Tennessee, being Unit No. 17 on the Plan of Merrymount Acres, Section One, as of record in Book 3700, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Craig Sparks and wife, Rhonda K. Sparks, from Donnie C. Whitehead, unmarried, and Marian Lisa Lambert, F/K/A Lisa Whitehead, unmarried, of record in Instrument No. 20051114-0136803, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Craig Sparks from Rhonda Keen Sparks, by deed of record as Instrument No. 20140728-0066595, Register's Office for Davidson County, Tennessee. Rhonda K. Sparks and Rhonda Keen Sparks are one and the same person.

This conveyance is subject to all matters as set forth in the Plan of Record in Plat Book 3700, page 17, said Register's Office and any and all easements, conditions and restrictions which may affect said property of record in the Register's Office for said Register's Office.

This is improved property known as 8251 Highway 70 South, Nashville, Tennessee 37221. The property was not surveyed at the time of this conveyance. The legal description was taken from the previous deed, and no title search was performed.