Karen Johnson Davidson County
Batch# 369685 DEEDWARR
03/09/2020 02:53:30 PM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20200309-0026380

THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $275,000.00 Affiant Subscribed and sworn to before me, this 5 day of March, 2020. Notary Public My Commission Expires:
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	

MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
JTM Group, LLC 11 Music Circle S Nashville, TN 37203-4312	New Owner	Tax Parcel ID No. 073-09-0-167.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK A. PARISH, SANDRA P. PHILLIPS, AND AMBER HUNLEY AND JUSTIN PARISH, HEIRS AT LAW TO JOHNNY R. PARISH** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **JTM GROUP, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 389, as shown on the map entitled Burchwood Gardens, Section III, of record in Book 2900, page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LAMBERT PARISH AND WIFE, RUTH A. PARISH, by deed from HAROLD D. SPEARS AND WIFE, SHELBY RAGAN SPEARS, of record in Book 4345, page 23, dated June 25, 1969, said Register's Office. The said Ruth A. Parish having since died on or about April 7, 2007, leaving Lambert Parish the surviving tenant by the entirety. The said Lambert Parish having since died testate on or about January 17, 2019 devising subject property to JOHNNY R. PARISH, MARK A. PARISH AND SANDRA P. PHILLIPS, pursuant to his will of record in the Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 19P-1614. The said Johnny R. Parish having predeceased Lambert Parish leaving his interest to his heirs at law. For further reference see Affidavit of Heirship of record in Instrument No. _____, said Register's Office.
20200302-0022852

This is improved property commonly known as: **1998 Upland Drive, Nashville, TN 37216**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, 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 February, 2020.

Mark A Parish
MARK A. PARISH

Sandra P Phillips
SANDRA P. PHILLIPS

Amber Hunley
AMBER HUNLEY

JUSTIN PARISH

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARK A. PARISH**, 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 and official seal at office this 28th day of February, 2020.

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

Amanda Pedigo
Notary Public
My Commission Expires: July 9, 2022

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SANDRA P. PHILLIPS**, 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 and official seal at office this 28 day of February, 2020.

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

Amanda Pedigo
Notary Public
My Commission Expires: July 9, 2022

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AMBER HUNLEY**, 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 and official seal at office this 28th day of February, 2020.

AMANDA PEDIGO
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

Amanda Pedigo
Notary Public
My Commission Expires: July 9, 2022

STATE OF Texas)
)
COUNTY OF Collin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUSTIN PARISH**, 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 and official seal at office this 03 day of March, 2020.

JOSE JONATHAN VEGA
NOTARY PUBLIC
STATE OF TEXAS
NOTARY ID 132121447-0
MY COMM. EXP. 09-30-2023

Notary Public
My Commission Expires: 09-30-2023

True Copy Certification

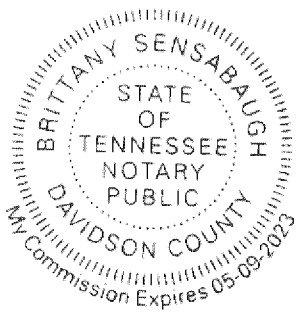
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23