WARRANTY DEED

Karen Johnson Davidson County
Batch# 476373 **DEEDWARR**
09/16/2020 09:13:28 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20200916-0105544

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 DAY OF September, 2020

Notary Public

MY COMMISSION EXPIRES: 3-8-2022

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES 3-8-2022

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clear Creek Holdings, LLC	Clear Creek Holdings, LLC	
(NAME)	(NAME)	132 11 0 055.00
737 Omandale Drive	4404A Westlawn Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LAURA ELLEN PARKS PARCHMAN AND JOHN PARCHMAN, SR., WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLEAR CREEK HOLDINGS, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 83 on the Plan of Southmeade, of record in Book 1835, Pages 118 and 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Laura Ellen Parks Parchman and husband John Parchman, Sr., by Quitclaim Deed from Laura Ellen Parks Parchman, of record in Book 10898, Page 774, in the Register's Office of Davidson County, Tennessee, dated April 15, 1998, and recorded on April 24, 1998.

Being the same property conveyed to Virgil W. Parks, and wife, Virginia C. Parks, and daughter, Laura Ellen Parks Parchman, as tenants in common with right of survivorship, by Quitclaim Deed from First Presbyterian Church at Nashville, of record in Book 7135, Page 551, in the Register's Office of Davidson County, Tennessee, dated February 10, 1987, and recorded on February 12, 1987.

Being the same property conveyed to Virgil W. Parks, and wife, Virginia C. Parks, and daughter, Laura Ellen Parks Parchman, as tenants in common with right of survivorship, by Warranty Deed from First Presbyterian Church at Nashville, of record in Book 6685, Page 359, in the Register's Office of Davidson County, Tennessee, dated October 17, 1985, and recorded on October 17, 1985.

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

unimproved
This is improved x property, known as 737 Omandale Drive, Nashville, TN 37204
(House Number) (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 my hand this 11th day of July, 2022

Laura Ellen Parks Parchman

LAURA ELLEN PARKS PARCHMAN

John Parchman Sr.

JOHN PARCHMAN, SR.

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 Laura Ellen Parks Parchman and John Parchman, Sr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of July, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public