WARRANTY DEED

Karen Johnson Davidson County
Batch# 539666 **DEEDWARR**
12/21/2020 02:58:40 PM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20201221-0151463

G-AG-20-500

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sebastian R Yoma Honores and Alexandra M Yoma Honores	**CapStar Bank**	
(NAME) **500 Cedar Forest Ct**	(NAME) **2002 Richard Jones Road, Suite A300**	**128-03-0A-011.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICAH M. PARRISH, UNMARRIED, AND VIJAYTA JOYTI RAMGOPAL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SEBASTIAN R YOMA HONORES AND ALEXANDRA M YOMA HONORES, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 11 on the Plan of First Revision, Cedar Forest of record in Plat Book 6900, Page 383, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Micah M. Parrish and Vijayta Joyti Ramgopal, husband and wife by Warranty deed from Angela P. Branson of record in Instrument No. 20111220-0099213 Register's Office for Davidson County, Tennessee, dated December 15, 2001 and recorded on December 20, 2011.

Being also known as 500 Cedar Forest Court Nashville, Tennessee 37221.

Subsequently, Micah M. Parrish and Vijayta Joyti Ramgopal having divorced pursuant to Final Decree of Divorce entered December 2, 2020, Docket No. 20D1468. Fourth Circuit Court, Davidson County, Tennessee, and neither party having since remarried.

This conveyance is subject to:
- Taxes 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 247 and revised in Plat Book 6900, Page 383, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6805, Page 253, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6925, Page 751, as amended in Book 7163, Page 686, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewer of record in Book 5222, Page 726, in the Register's Office for Davidson County, Tennessee.
- Storm water Detention Agreement of record in Book 7022, Page 867, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **500 Cedar Forest Ct, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 18th DAY OF DECEMBER, 2020.

Micah M. Parrish

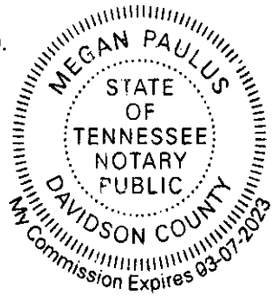
Vijayta Joyti Ramgopal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICAH M. PARRISH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of December, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

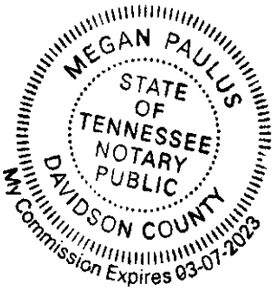


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIJAYTA JOYTI RAMGOPAL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of December, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
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Nashville, TN 37212