Karen Johnson Davidson County
Batch# 548206 DEEDWARR
01/06/2021 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,328.30
20210106-0002756

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,000.00.

Amanda M Giedd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3.17.2024
(AFFIX SEAL)

ELIZABETH LEONBERGER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03.17.2024

A-SB-PP-20-7417

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)
Jeffrey G. Giedd and Amanda M. Giedd	Same As Owner	
(NAME)	(NAME)	
7417 Stecoah St		**181 03 0A 242.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **JOCELYN J. PARROTT, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY G. GIEDD AND AMANDA M. GIEDD, 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:

Lot 85, Section One of Phase One Addition to Indian Creek RS-10 Subdivision - Cluster Lot Option, as shown on plat of record in Instrument No. 20060330-0035946, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jocelyn Joyce Mueller, unmarried, by Warranty Deed from Kristina J. Williams, unmarried, of record in Instrument No. 20140808-0071438, in the Register's Office of Davidson County, Tennessee, dated August 06, 2014 and recorded on August 08, 2014. Jocelyn Joyce Mueller having since married Matthew Nolan Parrot and now known as Jocelyn J. Parrott.

NOTE: MATTHEW NOLAN PARROTT JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS/HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien, but not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One of Phase One Addition to Indian Creek RS-10 Subdivision - Cluster Lot Option, as recorded in Instrument No. 20060330-0035946.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Plat, Indian Creek Estates, as recorded in Plat Book 9700, Page(s) 391.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 10752, Page 553, as amended in Instrument No. 20000727-0074152 and supplemented in Instrument No. 20060523-0060562.
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20041025-0128024 and 20060406-0039475.
- Indian Creek Estates Homeowners Association Rules and Regulations recorded in Instrument No. 20200304-0024117.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7417 Stecoah St, Antioch, Tennessee 37013**.

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 6 DAY OF JANUARY, 2021.

Jocelyn J. Parrott

Jocelyn J. Parrott

Matthew Nolan Parrott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOCELYN J. PARROTT, 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 6th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW NOLAN PARROTT, 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 6th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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)

On this 4th day of January, 2021, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

Notary Public

My Commission Expires: March 17, 2024