Book 36

STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 580031 DEEDWARR
03/01/2021 08:14:35 AM 2 pgs
Fees: $13.00 Taxes: $1,331.63

20210301-0025013

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2021.

Notary Public
MY COMMISSION EXPIRES: 09-07-2021
File No. G21-11718

JUNE E. ROWELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ryan D. Parmater and Dominique Neff (NAME) 1209 Clarke Street (STREET ADDRESS) Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(NAME) SAME AS NEW OWNERS (STREET ADDRESS) (CITY) (STATE) (ZIP)	53-3-56

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Julie Boisseau and David Smart, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dominique Neff, a single woman and Ryan D. Parmater, a single man as joint tenants with rights of survivorship**, 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. 75 on the Plan of Section B, Village of Old Hickory of record in Plat Book 1424, Page 67, in the Register's Ofice for Davidson County, Tennessee.

Said Lot No. 75 fronts 53.5 feet on the easterly margin of Clarke Street and extends back 89.1 feet on the northerly line and 89.1 feet on the southerly line to a dead line in the rear, measuring 53.7 feet thereon.

Being the same property conveyed to Julie Boisseau and David Smart, husband and wife by Deed dated September 1, 2015 from Carol I. Figart nka Carol Handley, a married woman, recorded September 2, 2015, in Instrument Number 20150902-0089605, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1424, page 67, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

/Old Hickory
This is improved property, known as 1209 Clarke Street, ~~Nashville~~, TN 37138.

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. Whenever 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 26th day of February, 2021.

Julie Boisseau

David Smart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of February, 2021, before me personally appeared Julie Boisseau and David Smart, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of February, 2021.

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066