Karen Johnson Davidson County
Batch# 614987 **DEEDWARR**
04/14/2021 10:52:19 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20210414-0049781

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$325,000.00** (Three Hundred Twenty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 7th day of April, 2021.

NOTARY PUBLIC My COMMISSION EXPIRES:

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2021

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
D & J Properties of Tennessee, LLC 650 Wedgewood Avenue Nashville, TN 37203	**SAME AS NEW OWNER**	09106029400

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE, **ELIZABETH PARROTT, A SINGLE WOMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **D & J PROPERTIES OF TENNESSEE, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 the westerly part of Lot No. 1608 of Block No. 203 on the Map showing Extension of Plan No. 1, West Nashville, to the Morrow Road as of record in Book 57, Page 173, Register's Office for said County, described as follows:

Beginning at the southeast corner of Tennessee Avenue and Morrow Road; thence with the southerly margin of Tennessee Avenue, eastwardly 128 feet to the northwest corner of the property conveyed to H.P. Oliphant and wife by deed from C.G. Davids and wife, of record in Book 1172, Page 59, said Register's Office; thence with said Oliphant's westerly line, southwardly 100 feet more or less, to the northeasterly margin of Morrow Road; thence with said Road, northwestwardly 171 feet, more or less, to the beginning.

Being the same property conveyed to Elizabeth Parrott by deed from Ralph A. Edwards and wife, Velma E. Edwards, of record in Instrument #20030909-0131471, Register's Office for Davidson County, Tennessee dated 08/26/2003 and recorded 09/09/2003.

Jeffrey M. Grissim executes this instrument as Attorney-in-Fact on behalf of Elizabeth Parrott, pursuant to the Power of Attorney recorded in Instrument No. 20210414-0049780, Register's Office for Davidson County, Tennessee.

Being also known as 5707 Tennessee Avenue, Nashville, Tennessee 37209.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **5707 TENNESSEE AVENUE** **NASHVILLE, TN 37209**

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. 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.

LTSR Number: GTE File: 2021046061

WITNESS, this 7th day of April, 2021

Elizabeth Parrott

Elizabeth Parrott

Attorney-in-Fact

By: Jeffrey M. Grissim, as her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of April, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeffrey M. Grissim**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Elizabeth Parrott**, and acknowledged that he executed that same as the free act and deed of the said **Elizabeth Parrott**.

WITNESS my hand and official seal this the 7th day of April, 2021.

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 5, 2024

Notary Public

Commission Expires: _____