Karen Johnson Davidson County
Batch# 674635 DEEDWARR
07/09/2021 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,668.70
20210709-0093000

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $451,000.00. Affiant Subscribed and sworn to before me, this the 8th day of July, 2021. Notary Public My commission expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Samuel B. Haiman and Evan I. Haiman	New Owners	109-01-0A-059.00-CO
3812 Lakeridge Run		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RYAN PARMINTER AND MICAILA PARMINTER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMUEL B. HAIMAN, AN UNMARRIED PERSON AND EVAN I. HAIMAN, A MARRIED PERSON, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SH
EH

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of First Revision, Phase Three, Lakeridge of record in Plat Book 9700, Page 373, 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 Carl J. Adcock and Sharon F. Lassiter, both unmarried as joint tenants with right of survivorship by Warranty deed from Frank Batson Homes, Inc. of record in Book 11322, page 622, Register's Office for Davidson County, Tennessee, dated January 29, 1999 and recorded on February 02, 1999.

Being the same property conveyed to Carl J. Adcock and spouse, Sharon F. Adcock by Quitclaim deed from Carl J. Adcock and Sharon F. Lassiter, both unmarried as joint tenants with right of survivorship of record in Instrument No. 20021204-0149401 Register's Office for Davidson County, Tennessee, dated November 07, 2002 and recorded on December 04, 2002.

Being the same property conveyed to Ryan Parminter and Micaila Parminter, as joint tenants in common by Warranty deed from Carl J. Adcock and spouse, Sharon F. Adcock of record in Instrument No. 20210330-0041484 Register's Office for Davidson County, Tennessee, dated March 12, 2021 and recorded on March 30, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3812 Lakeridge Run, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of July, 2021.

Ryan Parminter

Micaila Parminter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 8th day of July, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
May 2, 2022
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/09/2021 (date ~~of document~~).

Affiant Signature

07/09/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 9th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

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