Karen Johnson Davidson County
Batch# 677787 DEEDWARR
07/15/2021 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20210715-0095531

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $615,000.00

Affiant

Subscribed and sworn to before me this 9th day of July, 2021.

Notary Public
My commission expires: 4-12-2025

General Notary - State of Nebraska
AMY L ASHBROOK
My Comm. Exp. Apr. 12, 2025

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
James W. Dalluge		155-08-0E-062-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Johnny E. Parham and Tram N. Parham, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **James W. Dalluge and Kathryn N. Latacha, husband and wife,** 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:

Being Lot No. 39, Resubdivision of Lots 39, 40, & 41, Bellevue Highlands, Phase 2, as shown on plat of record in Instrument No. 20010608-0060661, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Johnny E. Parham and Tram N. Parham, husband and wife, by deed from Shawn M. Taylor, unmarried, of record in Instrument No. 20130628-0067005, Register's Office for Davidson County, Tennessee, and dated June 26, 2013.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Bellevue Highlands of record in Instrument No. 20010608-0060661 Register's Office for Davidson County, Tennessee.

2. Stormwater Detention Agreement of record in Book 11509 Page 615 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded in Book 11592, Page 670 and amended in Instrument No. 20101104-0088413 in the official records of the Davidson County Register of Deeds.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 7516 Henderson Drive, Nashville, TN 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 9th day of July, 2021.

Johnny E. Parham

Tram N. Parham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of July, 2021, before me personally appeared Johnny E Parham and Tram Nguyen Parham, 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 9th day of July, 2021.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden**, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 07/09/2021 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 07/09/2021

  State of Tennessee

  County of Davidson

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

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.10.2024

  Notary's Seal (if on paper)

