THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210736160

Karen Johnson Davidson County
Batch# 692749 **DEEDWARR**
08/09/2021 09:40:46 AM 2 pgs
Fees: $13.00 Taxes: $3,237.50

20210809-0106679

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $875,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of August, 2021.

Notary Public
My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Meredith Parrott 232 54th Avenue North Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-15-0-090.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Oren M. Williams, III and Spouse, Joshua J. Palmer,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Meredith Parrott, a single woman**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Part of Block No. 14 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for Davidson County, described as follows:

BEGINNING at a point in the Easterly margin of Richland Avenue, now 54th Avenue North, said point being 150 feet South of the Southeast corner of Nevada Avenue, formerly 3rd Avenue, and 54th Avenue North, formerly Richland Avenue, said point also being the Southwest corner of the property conveyed to K. A. Berry and wife, by deed from Tennessee Property Company of record in Book 980, Page 399, said Registers Office; thence with said Berry's southerly line, Eastwardly 153 feet, more or less, to the Westerly line of the property conveyed to K. A. Berry and wife by deed from Tennessee Property Company of record in Book 981, Page 294, said Registers Office; thence with the Westerly line of the last mentioned line, Southerly 66 feet to a point; thence Westwardly 139 feet to the Easterly margin of 54th Avenue North, formerly Richland Avenue; thence continuing with the margin of 54th Avenue North, in a northerly direction, and along a broken line, 76 feet to the point of beginning.

Being the same property conveyed to Oren M. Williams III and Joshua J. Palmer by Warranty deed from Steven R. Crowe and Phyllis S. Crowe of record in Instrument No. 20141021-0096943 Register's Office for Davidson County, Tennessee, dated October 15, 2014 and recorded on October 21, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20150609-0054349 in the Register's Office for Davidson County, Tennessee.

This is improved property located at 232 54th Avenue North Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of August, 2021.

Oren M. Williams, III

Joshua J. Palmer by Oren M. Williams, III as Attorney-in-fact

AS ATTY'NY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Oren M. Williams, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Joshua J. Palmer and that he is authorized by Joshua J. Palmer to execute this instrument on his behalf.

Witness my hand, at office, this 6th day of August, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022