Karen Johnson Davidson County
Batch# 702965 DEEDWARR
08/23/2021 01:23:55 PM 2 pgs
Fees: $13.00 Taxes: $10,397.37
20210823-0113695

WARRANTY DEED

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,810,099.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Davidson	New Owner	
(NAME)	(NAME)	
1808 Kingsbury Drive		158 08 0 004.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **HOUSTON CORY PARKINSON AND RACHEL PARKINSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY** NEIL **DAVIDSON**, and wife, GILLIAN DAVIDSON 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(s) 510, as shown on the map entitled Hillsboro Park, Section 10, of record in Plat Book 2900, Page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate property description.

Said lot fronts 204.8 feet on the Easterly side of Kingsbury Drive and runs back 251.4 feet on the Northerly line and 554.9 feet on the Southerly line to a deadline in the rear on which it measures 353.2 feet.

Being the same property conveyed to Houston Cory Parkinson and Rachel Parkinson, husband and wife, by Warranty Deed from Catherine Arthur, unmarried, of record in Instrument No. 20200519-0051841, in the Register's Office of Davidson County, Tennessee, dated May 15, 2020 and recorded on May 19, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1808 Kingsbury Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JSBP21-1808

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. Wherever 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 hand this 17th day of August, 2021

HOUSTON CORY PARKINSON

RACHEL PARKINSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Houston Cory Parkinson and Rachel Parkinson, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of August, 2021.

Commission expires:

D. DYLAN PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public