Karen Johnson Davidson County
Batch# 811420 DEEDWARR
02/25/2022 11:21:11 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20220225-0021680

WARRANTY DEED

John M. Wells State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Kimberly Ann Minor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kimberly Ann Minor 1315 Hickory Park Court West Antioch, TN 37013	SWBC Mortgage 9311 San Pedro Avenue Suite 100 San Antonio, TX 78216	162-16-0-103

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **David C. Parrish and Lauren Nupp, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Kimberly Ann Minor, an unmarried woman**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot Number 44-B on the plan of the zone lot division of Lot Numbers 41 through 47, Hickory Park Villas, Section 3, of record in Book 5200, Page 604, as amended in Book 6250, Page 591, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David C. Parrish and Lauren Nupp, husband and wife by Warranty Deed from Lea P. Hunter, a married woman, dated 06/06/2016 and recorded 06/10/2016, of record in Instrument 201606100058877, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1315 Hickory Park Court West, Antioch, TN 37013

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

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/our hand(s) this the 24th day of February, 2022.

David C. Parrish by Damon Smith as attorney-in-fact
attorney-in-fact

Lauren Nupp by Damon Smith as attorney-in-fact
attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Damon Smith, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath(s) acknowledged themselves to be the Attorney-in-Fact for David C. Parrish and Lauren Nupp, husband and wife, and that he is authorized by David C. Parrish and Lauren Nupp, husband and wife, to execute this instrument on their behalf, by virtue of a Power of Attorney, duly executed and appearing of record in Record Book _____, Page _____, said Register's Office.

Witness my hand and official seal, this the 24th of February, 2022.

Notary Public

My Commission Expires: 3/1/2023

(SEAL)

