When recorded, return to:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-15890-CD

Karen Johnson Davidson County
Batch# 812939 DEEDWARR
03/01/2022 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $751.10
20220301-0023068

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $203,000.00.

Benito Morales

Affiant

Subscribed and sworn to before me, this the 17th day of February, 2022.

Notary Public
My Commission Expires: 5/2/22

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Benito Morales Bravo and Alma Enriquez 534 Veritas Street Nashville, TN 37211	Benito Morales Bravo and Alma Enriquez 534 Veritas Street Nashville, TN 37211	133 05 0 003.00

WARRANTY DEED

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, **Darel M. Parrish, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Benito Morales Bravo and Alma Enriquez, 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, to wit:

Tract 1
Land in Davidson County, Tennessee, being Lot No. 369 on the Plan of Sunrise Heights, of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 369 fronts 50 feet on the Northerly side of Veritas Street and runs back between parallel lines with the Easterly line of Hill Street, 150 feet to an alley.

Tract 2
Land in Davidson County, Tennessee, being part of Hill Street that was closed by the Council of the Metropolitan Government of Nashville and Davison County by Metropolitan County Council Bill No. 78-970 filed in the County Court Clerk's office for said County.

Being the same property conveyed to Helen Parrish and Darel M. Parrish, joint tenants with full right of survivorship, by Quit Claim Deed from Helen Parrish, as surviving tenant by the entireties, of record in Instrument No. 20200615-0060863, in the Register's Office of Davidson County, Tennessee,

dated June 12, 2020 and recorded on June 15, 2020. The said Darel M. Parrish is married to Pamela Jean Parrish. Subject property has never been the principal residence of Grantor or Grantor's spouse, or dependents. The said Helen Parrish having since died on January 9, 2022 leaving Darel M. Parrish as the surviving tenant.

Being the same property conveyed to Gusta J. Parrish and wife, Helen Parrish, by Warranty Deed from Alta Joyce Hurst Hailey and husband, John K. Hailey, of record in Book 5267, Page 572, in the Register's Office of Davidson County, Tennessee, dated March 30, 1978 and recorded on March 31, 1978. The said Gusta J. Parrish having since died on March 08, 1998.

This is improved property located at: **534 Veritas Street, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 17th day of February, 2022.

GRANTOR:

Darel M. Parrish

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Darel M. Parrish, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of February, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

Certificate of Authenticity

I, Lisa Virden, do hereby make oath that I am 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 February 17, 2022.

Affiant Signature

February 17, 2022
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 17th day of February, 2022.

Notary's Signature
My Commission Expires: 12-13-2021

Notary's Seal

