WARRANTY DEED

Karen Johnson Davidson County
Batch# 813032 **DEEDWARR**
03/01/2022 12:16:28 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20220301-0023192

BS-PR-21-917-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lana Pargh and Franklin Pargh	**New Owner**	
(NAME)	(NAME)	
3 Northumberland		**092-05-0-193.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIAN V. WATKINS, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LANA PARGH AND FRANKLIN PARGH,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 15 and 16 of Block No. 43 on the map of Fisk University Place, as of record in book 421, pages 4 and 5, in the Register's Office for said County.

Said lot numbers 15 and 16 front together 50 feet on the Westerly side of 33rd Avenue North, formerly Killarney Street, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to George P. Barbee and wife, Ethel H. Barbee, by Deed from Warren B. Sloan and wife, Emma D. Sloan, of record in Book 1539, Page 60, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George P. Barbee and wife, Georgia Lee Barbee, by Quitclaim Deed from George P. Barbee and Ethel H. Barbee of record in Book 8540, Page 462, Register's Office for Davidson County, Tennessee, dated January 30, 1992.

Said George P. Barbee became deceased on February 23, 1997, vesting Georgia Lee Barbee as surviving tenant. Said Georgia Lee Barbee became deceased on April 17, 2012. Affidavit of Heirship recorded in Instrument No. 20141015-0095314, said register's office.

Affidavit of Heirship recorded in Instrument No. 20220119-0007479, said register's office.

Affidavit of Heirship recorded in Instrument No. 20220119-0007480, said register's office.

Affidavit of Heirship recorded in Instrument No. 20220119-0007481, said register's office.

Being the same property conveyed to Brian T. Watkins, a single man, by Warranty Deed from Gladys A. Greer, a single woman, Vanessa D. Greer, a single woman, Leland D. Greer, a married man, Vanessa L. Greer, a single woman, and Kendall W. Greer, a married man, executed on 1/6/2022 and filed for record on 1/19/2022 as Instrument Number 20220119-0007482, Register's Office for Davidson County, Tennessee.

Brian T. Watkins being one in the same as Brian V. Watkins.

This conveyance is subject to:
• Taxes for the year 2022
• Subject to all matters shown on the Plan of record in Book 421, Pages 4 and 5, Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **917 33rd Avenue North, Nashville, Tennessee 37209**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 25 DAY OF FEBRUARY, 2022.

Brian V. Watkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN V. WATKINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of February, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212