This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 821365 DEEDWARR
03/14/2022 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20220314-0029355

ADDRESS NEW OWNER:
Brianna Goebel
Christine Goebel
401 Lakebrink Way
Nashville, TN 37214

SEND TAX BILL TO:
New Owners

MAP/PARCEL 096-16-0A-070.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James D. Parrish, Jr and wife, Stephanie D. Parrish, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Brianna Goebel, a single woman and Christine Goebel, a married woman, as joint tenants with the right of survivorship, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 69 on the Plan of First Revision, Larchwood, Phase One, as shown on the plat of the same of record in Plat Book 6200, Page 697, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James D. Parrish, Jr. and wife, Stephanie D. Parrish by Warranty deed from James Edward York, Jr., married of record in Instrument No. 20110705-0051390 Register's Office for Davidson County, Tennessee, dated June 29, 2011, and recorded on July 05, 2011.

This is improved property known as: **401 Lakebrink Way, Nashville, Tennessee 37214.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 3rd day of March, 2022.

WITNESS MY HAND on this the 3rd day of March, 2022.

James D. Parrish, Jr

Stephanie D. Parrish

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **James D. Parrish, Jr and Stephanie D. Parrish,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 3rd day of March, 2022.

TAMMY SEXTON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires 08-05-2024

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $250,000.00.

AFFIANT

Subscribed and sworn to before me this the 3rd day of March, 2022.

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 3-13-22

File No: 220056

Certificate of Authenticity

I, Jamika Jones, do hereby make oath that I am a licensed attorney and/or 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 3/3/2022.

Date

Jamika Jones
Affiant Signature

03/07/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 7th day of March, 2022.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202203140029355