Karen Johnson Davidson County
Batch# 828620 DEEDWARR
03/25/2022 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20220325-0034736

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20226646 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$385,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. James Michael Parrish Affiant Sworn to and subscribed before me this 14th day of March, 2022. BARBARA L. COLEMAN STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY MY COMMISSION EXPIRES 4-27-2025 Barbara L Coleman Notary Public My Commission Expires: 4/27/2025

WARRANTY DEED

THIS INDENTURE, made this 14th day of March, 2022, among:

JAMES MICHAEL PARRISH, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JAMES E. HILL, AN UNMARRIED MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 690 on the Plan of Section Three, Harpeth Woods of record in Plat Book 5200, Page 270, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 690 fronts 65.3 feet on the West margin of Beech Bend Drive and runs back 236.9 feet on the South line and 223.7 feet on the North line to a line in the rear which measures 72.4 feet thereon.

Being the same property conveyed to Frances C. Flynn, a single woman by Warranty deed from Kyle L. McKiness and Ruth G. McKiness, husband and wife of record in Instrument No. 20141120-0107131 Register's Office for Davidson County, Tennessee, dated November 19, 2014 and recorded on November 20, 2014.

Being the same property conveyed to Frances C. Flynn and husband James Michael Parrish by Quitclaim deed from Frances C. Flynn, married of record in Instrument No. 20210315-0033965 Register's Office for Davidson County, Tennessee, dated March 12, 2021 and recorded on March 15, 2021.

Frances C. Flynn became deceased on October 26, 2021, leaving James Michael Parrish, as rights of survivorship.

Being also known as 816 Beech Bend Dr Nashville, Tennessee 37221.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

James Michael Parrish
James Michael Parrish

State of Tennessee
County of Hamilton

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

Witness my hand and official seal this 14th day of March, 2022.

BARBARA L. COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 4-27-2025

Barbara L Coleman
Notary Public
My Commission Expires: 4/27/2025

Owner Name & Property Address:

Name: James E. Hill
Address: 816 Beech Bend Drive
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: United Wholesale Mortgage
Address: 585 South Blvd. East
City, State, Zip: Pontiac MI 48341

Tax ID: 142-14-0-173.00

I, Andy Maloney, 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 3/14/2022 (date of document).

Affiant Signature
Date 3/14/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 14 day of March, 2022

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary's Signature
MY COMMISSION EXPIRES: 12/26/24