Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

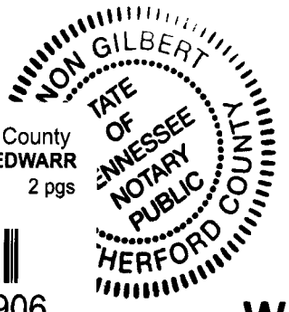
State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $268,500.00.

Affiant

File Number: 22030214

Subscribed and sworn to before me, this 18th day of March, 2022.

Notary Public
My Commission Expires: 8/19/23



Karen Johnson Davidson County
Batch# 830234 DEEDWARR
03/29/2022 09:12:13 AM 2 pgs
Fees: $13.00 Taxes: $993.45

20220329-0035906

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
William A. Little and Meredith A. Little	William A. Little and Meredith A. Little	096 06 0 198.00
2921 Ironwood Drive	304 Radnor Street	
Nashville, TN 37214	Nashville, TN 37211	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David Andrew Johnson, Executor of the Estate of Myra W. Parsons**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **William A. Little and Meredith A. Little, husband and wife**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Real Estate situated and located in Davidson County, Tennessee, being more particularly described as follows, to wit:

Being all of Lot No. 24 on the Plan of Clover Hill Subdivision, Section II, as of record in Book 2133, Page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 70 feet on the north side of Ironwood Drive, and runs back between lines, 160 feet to a dead line in the rear, on which it measures 72 feet.

Being the same property conveyed to Myra Parsons by Quitclaim Deed from Elaine Johnson, Marie Allen, and Michael Parsons, being all the heirs at law of Hoyt D. Parsons, deceased, dated September 6, 1985, and recorded on September 11, 1985, appearing of record in Deed Book 6652, Page 989, of the Register's Office for Davidson County, Tennessee. Hoyt D. Parsons having died on March 2, 1985.

Myra Parsons having since died testate on November 27, 2021. The estate was probated in the Chancery Court of Davidson County, Tennessee. David Andrew Johnson was appointed Executor of the Estate of Myra W. Parsons, and per Court Order is permitted to sell on behalf of the Estate of Myra W. Parsons.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2921 Ironwood Drive, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 18th day of March, 2022.

Estate of Myra W. Parsons

BY: _____
David Andrew Johnson, Executor

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David Andrew Johnson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Executor for the Estate of Myra W. Parsons and the he is authorized by the Estate of Myra W. Parsons to execute this instrument on its behalf.

Witness my hand and official seal at Murfreesboro, TN, this 18th day of March, 2022.

_____
Notary Public at Large
(My Commission Expires: 2/22/25

TABITHA [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY