Karen Johnson Davidson County
Batch# 853234 DEEDWARR
05/10/2022 02:39:13 PM 2 pgs
Fees: $13.00 Taxes: $4,033.00
20220510-0053469

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: () Title No.: 62619-1
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Chase Parker Faulkner Parker 3505 Woodmont Lane Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 11608000800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,090,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew Bennett Mazey and Caroline Gregory Mazey, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chase Parker and Faulkner Parker, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the south 60 feet of Lot No. 3 and the north 20 feet of Lot No. 4 of Block "B" on the Map of Woodmont Lane Homesites, of record in Book 1130, page 13, Register's Office for said County.

Said parts of said lots adjoin and front together 80 feet on the westerly side of Woodmont Lane and run back between lines 186.6 feet, more or less, on the north line of part of Lot No. 3, and 190 feet, more or less, on the south line of part of Lot No. 4 to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Andrew Bennett Mazey and Caroline Gregory Mazey, husband and wife, by Warranty Deed from Kevin C. Baltz, married, and wife, Sarah Baltz, dated June 12, 2017 and recorded on June 14, 2017, of record in Inst. No. 20170614-0059639, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130, page 13, said Register's Office, which Plan shows a 50, foot minimum building setback line from Woodmont Lane, and 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 3505 Woodmont Lane, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of May, 2022.

Andrew Bennett Mazey

Caroline Gregory Mazey

State of Tennessee

County of Davidson

On this 9th day of May, 2022, before me the undersigned authority, personally appeared Andrew Bennett Mazey and Caroline Gregory Mazey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,090,000.00.

Affiant

Sworn and subscribed before me this 9th day of May, 2022.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

My Commission Expires: _____