THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220540863

ATT VIXAY VONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

IY COMMISSION EXPIRES:
02-24-25

Karen Johnson Davidson County
Batch# 866331 DEEDWARR
06/02/2022 11:34:34 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20220602-0063739

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $650,000.00.

Danny L Potts
Affiant

Subscribed and sworn to before me, this 1st day of June, 2022.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Selena Srisourath 509 Eastboro Drive, Unit B Nashville TN 37209	New Owner c/o First Horizon BK 165 Madison Avenue Memphis, TN 38103	Tax Parcel ID No. 091-13-0F-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Molly Parris and Zach Parris, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Selena Srisourath, unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 509 B on the plan of 509 Eastboro Drivie Commons, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 509 Eastboro Drive Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20151221-0128284, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to MOLLY SUZANNE WEST, by deed from L & S DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20160615-0060416, dated June 10, 2016, said Register's Office.

Molly Suzanne West having since married and is now known as Molly Parris.

Zach Parris joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 091-13-0F-002.00 CO.

Matters shown on the Plan of record in Plat Book 332, page 116, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20151221-0128284, said Register's Office.

This is improved property located at 509 Eastboro Drive, Unit B Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of June, 2022.

Molly Parris

Zach Parris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Molly Parris and Zach Parris, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2022.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022