Karen Johnson Davidson County
Batch# 891739 DEEDWARR
07/21/2022 08:33:23 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20220721-0083341

23315
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Jason Raynes, etal
PO Box 291501
Nashville, TN 37229

Send Tax Bills to:
NEW OWNER

Map/Parcel: 09614010800

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Robert Lee Parsons, an unmarried man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey all of our interest unto **Jason Raynes and wife, Tandy Raynes, a one-half undivided interest and J. Blake Freeman, a one-half undivided interest**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 764 on the Plan of Cloverhill, Section IX, of record in Book 2331, page 44, said Register's Office, described as follows:

Said Lot No. 764 fronts 72.77 feet on the southerly side of Twin Lawn Drive and runs back 199.1 feet on the west line and 184.2 feet on the east line to a dead line, measuring 67 feet thereon.

BEING the same property conveyed to Robert Lee Parsons and wife, Fumie Parsons by Warranty Deed from Robert A. Kent, dated June 30, 1977, and recorded on July 14, 1977, in Book 5171, page 95, Register's Office for Davidson County, Tennessee. The said Fumie Parsons having died on 11/24/2021 with title now vested in Robert Lee Parsons as surviving tenant by the entirety.

Stephen W. Grace appointed as Conservator for Robert L. Parsons, Case Number 75PRI-2022-CV-26, Probate Court for Rutherford County, Tennessee. Order Granting Motion for Permission to Sell Property filed on July 1, 2022 and with Order Confirming Sale of Real Estate filed on July 25, 2022.

Robert L. Parsons and Robert Lee Parsons being one and the same person.

THIS conveyance is subject to: Taxes for 2022 and subsequent years and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 2927 Twin Lawn 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 GRANTEE, his heirs and assigns forever; and we do covenant with said GRANTEE that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said GRANTEE, his 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/our hand(s) as on the date shown on the Notary forms.

Stephen W. Grace, Conservator for Robert L. Parsons

Stephen W. Grace, Conservator for
Robert L. Parsons

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen W. Grace, Conservator for Robert L. Parsons , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this the 18th day of July, 2022.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

My Commission Expires: Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

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

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

My Commission Expires: Notary Public