SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 897466 DEEDWARRSP
08/02/2022 02:13:31 PM 4 pgs
Fees: $23.00 Taxes: $555.00

20220802-0088027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 05, 2025

THIS INSTRUMENT WAS PREPARED BY:
William Timothy Hill, Attorney at Law, 214 Second Ave. North Ste 205, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas C. Parsons, Jr.	Same	12010003100
(NAME)	(NAME)	
1204 Dempsey Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

KEATHA P. LYONS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THOMAS C. PARSONS, JR., A SINGLE PERSON

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT:

See Attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B

To have and to hold the above described property together with all and singular the rights of purtenance thereto in any form belonging unto the said Grantee, his heirs and assigns forever, and except as to the exceptions set forth in this instrument, Grantor does hereby bind themselves and Grantor's heirs and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise. Grantor has not used this property as a personal residence.

Without limiting the foregoing warranty of title, Grantor make no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the properties, and by acceptance of this deed, accepts the properties "as is" and "where is" in its present conditions. 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 our hands this 1st day of August, 2022.

KEATHA P. LYONS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of August, 2022, before me personally appeared KEATHA P. LYONS, to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Charlotte E Herring
NOTARY PUBLIC
My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 05, 2025

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 57 on the Map of Seven Oaks Subdivision, Section 4, as of record in Book 2133, page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 57 fronts 100 feet on the west side of Dempsey Place and runs back 255.5 feet on the north line and 217.3 feet on the south line to a dead line, which is a broken line measuring 229.8 feet thereon.

Being the same property conveyed to Thomas C. Parsons and wife Martha Long Parsons by deed of record in Book 2484, page 571, Register's Office for Davidson County, Tennessee. Martha Long Parson predeceased Thomas C. Parsons and her interest vested in the husband. Thomas C. Parsons having now died on April 25, 2021,

Being the same property conveyed to Keatha P. Lyons and Thomas C. Parsons, Jr. by deed of record at Instrument No. 20220516-0056243, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1204 Dempsey Dr., Nashville, TN 37217.

EXHIBIT B

EXCEPTIONS

1. Davidson County Property Taxes for the year 2022, a lien not yet due and payable.

2. All matters to the Map of Seven Oaks Subdivision, Section 4, as of record in Book 2133, page 105, Register's Office for Davidson County, Tennessee.