WARRANTY DEED

Karen Johnson Davidson County
Batch# 912525 DEEDWARR
09/02/2022 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220902-0099537

File #22-DM-4361-Vill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: 4-26-24

(AFFIX SEAL)

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires April 26, 2026

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jose De Jesus Padilla Ramirez, Cynthia Garcia and Silvestre Garcia	**First Community Mortgage, Inc**	
	(NAME)	**086-04-0A-072-00**
	262 Robert Rose Drive, Ste 200	
	(ADDRESS)	
	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSHUA A. PARRISH AND ANNE L. PARRISH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSE DE JESUS PADILLA RAMIREZ AND CYNTHIA GARCIA, HUSBAND AND WIFE, AND SILVESTRE GARCIA, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the Revised Addition to Phase 2B, Oakcrest, of record in Plat Book 7900, Page 253, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Joshua A. Parrish and wife, Anne L. Parrish, by Warranty Deed from Vernon T. Keesee, Jr., of record in Instrument No. 20131008-0105742, in the Register's Office of Davidson County, Tennessee, dated October 03, 2013 and recorded on October 08, 2013.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Addition to Phase 2B, Oakcrest, as recorded in Plat Book 7900, Page(s) 253.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary Plat, Oakcrest, as recorded in Plat Book 6900, Page(s) 384, as Revised in Plat Book 7900, Page 250.
*Declaration of Covenants, Conditions and Restrictions recorded in Book 7308, Page 874, as Addition to Declaration recorded in Book 8277, Page 830.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **4361 Oakcrest Lane, Hermitage, TN 37076**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 land to the said GRANTEE(S), 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/our hand(s) this the 31st day of August, 2022.

Joshua A. Parrish

Anne L. Parrish

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2022, before me personally appeared Joshua A. Parrish, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of August, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2022, before me personally appeared Anne L. Parrish, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of August, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 09-02-2022.

John M. Lee, Attorney

Date: 09-02-2022

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 2nd day of September 2022.

Notary Public

MY COMMISSION EXPIRES:
12-02-2023

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY