Karen Johnson Davidson County
Batch# 915191 DEEDWARR
09/12/2022 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20220912-0101612

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220842171**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $595,000.00. Affiant Subscribed and sworn to before me, this 8th day of September, 2022. Notary Public My Commission Expires: 9/8/25 9/8/25

SABRINA SCHULHAUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEP 8, 2025

WARRANTY DEED

Address New Owner: Michael Woodward and Casey Childers 1422 Kirkland Avenue Nashville TN 37216	Send Tax Bills To: SWBC Mortgage Corp 9311 San Pedro San Antonio TX 78216	Tax Information: Tax Parcel ID No. 072-07-0-038.00

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, **Kaitlyn Parmenter and Sydney Parmenter, a married couple** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Michael Woodward and Casey Childers, both unmarried, as joint tenants with rights of survivorship,** ("Grantees"), their 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 Lot No. 30 on the Plan of L.A. Warren's Resubdivision of Block "C", R.M. Dudley's Subdivision of record in Plat Book 843, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 50 feet on the North side of Kirkland Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Kaitlyn Parmenter and Sydney Parmenter, a married couple by Warranty deed from Sharon Kaye Gonzales, unmarried of record in Instrument No. 20200512-0049093 Register's Office for Davidson County, Tennessee, dated May 05, 2020 and recorded on May 12, 2020.

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.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 843, Page 102, Register's Office for Davidson County, Tennessee.

Subject to T.V.A. Easement of record in Book 1136, Page 167, in the Register's Office for Davidson County, Tennessee.

Subject to Agreement for Dedication of Easement of record in Book 4045, Page 246, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1422 Kirkland Avenue Nashville TN 37216

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 8th day of September, 2022.

Kaitlyn Parmenter

Sydney Parmenter

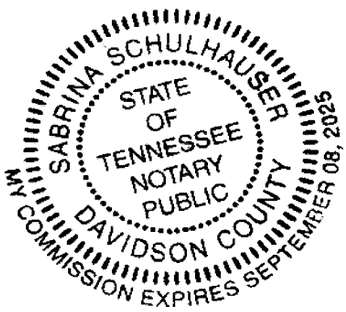
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kaitlyn Parmenter and Sydney Parmenter, 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 8th day of September, 2022.

Notary Public

My Commission Expires: 9/8/2025



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/12/2022 ____ (date of document).

Affiant Signature

09/12/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 12 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

STATE OF TENNESSEE NOTARY PUBLIC

NOTARY'S SEAL

202209120101612