Karen Johnson Davidson County
Batch# 923885 DEEDWARR
09/30/2022 12:08:52 PM 2 pgs
Fees: $13.00 Taxes: $2,164.50
20220930-0108138

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-5270-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Sydney Lynn Parmenter, Kaitlyn Parmenter and Scott Parmenter	NEW OWNER	07309013700
(NAME)	(NAME)	
1814 Willow Springs Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Eighty-Five Thousand And No/100 Dollars ($585,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MATHEW J. HASTY AND WIFE, AMELIA A. HERINK, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SYDNEY LYNN PARMENTER AND KAITLYN PARMENTER, A MARRIED COUPLE, AND SCOTT PARMENTER, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 44 on the Plan of Henderson Gardens, Section I of record in Plat Book 2900, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mathew J. Hasty and Amelia A. Herink, husband and wife by Warranty deed from Matthew Sanders and Sarah Sanders, husband and wife of record in Instrument No. 20171122-0119937 Register's Office for Davidson County, Tennessee, dated November 17, 2017 and recorded on November 22, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1814 Willow Springs Drive, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 29 day of September, 2022.

Mathew J. Hasty

Amelia A. Herink

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mathew J. Hasty and Amelia A. Herink, the bargainosr, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand this 21 day of September, 2022.

Notary Public

My Commission Expires:

