Karen Johnson Davidson County
Batch# 925087 DEEDWARR
10/04/2022 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20221004-0109478

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

SARA K. CAFFEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Feb. 24, 2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Ste. G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Marcus DiPietro and Ruth DiPietro	New Owner	Parcel ID: 103 02 0 078.00
(NAME)	(NAME)	
5406 Burgess Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Henry E. Parmer and spouse Joan W. Parmer**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Marcus DiPietro and Ruth DiPietro, husband and wife**, 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. 1 on plat of Dennis W. and Susan H. Cross property as of record in Book 8250, Page 214, being part of Lot 5 as shown on the Map showing the Division of 2 parts of Lot 25 in the Subdivision of the C.C. Vernon Farm, as of record in Book 1130, Page 57 (erroneously referred to a Plat Book 1130, Page 56 in prior deed), Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Henry E. Parmer and spouse, Joan W. Parmer from Dennis Wayne Cross and spouse, Susan Haire Cross by Warranty Deed dated August 16, 1993 and recorded on August 18, 1993 in Book 9051, Page 311, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5406 Burgess Avenue, Nashville, TN 37209

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 30th day of September, 2022

Henry E. Parmer

Joan W. Parmer

STATE OF TENNESSEE

COUNTY OF ~~RUTHERFORD~~ DAVIDSON

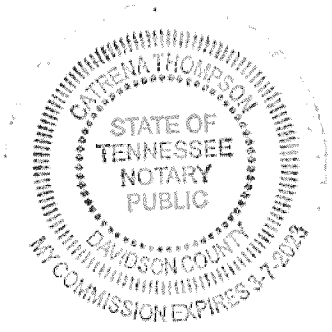
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Henry E. Parmer and spouse Joan W. Parmer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of September, 2022.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)



Certificate of Authenticity

I, Tonya Loftin, 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 **September 30, 2022**.

Date

Tonya Loftin
Affiant Signature

October 4, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 4th day of October, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)