WARRANTY DEED

Karen Johnson Davidson County
Batch# 929417 DEEDWARR
10/13/2022 02:20:10 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20221013-0112491

DM-AR-22-2823

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Invest Holdings, LLC	Same as new owner	
(NAME)	(NAME)	**059-04-0A-166.00-CO**
728 Crestmark Dr		
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(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, **ALICE PARRIS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **INVEST HOLDINGS, LLC, A TENNESSE LIMITED LIABILITY COMPANY,** 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. 196 on the Plan of Brookview Subdivision, Phase 4, 5 and 6, of record in Plat at Instrument No. 20060303-0025044, 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 Alice V. Kelly-Jackson, an unmarried woman by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20060922-0117691 and Rerecorded in Instrument No. 20070130-0012282 Register's Office for Davidson County, Tennessee, dated September 19, 2006 and recorded on September 22, 2006.

Being the same property conveyed to Alice Parris , a married woman by Quit Claim deed from Alice Parris f/k/a Alice V. Kelly-Jackson, an unmarried woman of record in Instrument No. 20071129-0138561 Register's Office for Davidson County, Tennessee, dated November 28, 2007 and recorded on November 29, 2007.

Being the same property conveyed to Alice Parris , a single woman by Quit Claim deed from Alice Parris and Bob Dee Parris of record in Instrument No. 20100513-0036855 Register's Office for Davidson County, Tennessee, dated April 28, 2010 and recorded on May 13, 2010.

This conveyance is subject to:
- Taxes for the year 2023, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record as Instrument Number 20060303-0025044, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20050207-0013977, amended in Instrument No. 20050311-0027337, supplemented in Instrument No. 20060512-0055856, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA for open space/common areas of record in Instrument No. 20060512-0055853, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument No. 20050208-0014672 and Instrument No. 20051003-0118192, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 667, Page 206, Book 5055, Page 368, Book 5750, Page 91, Book 6764, Page 59 and Book 11472, Page 960, in the Register's Office for Davidson County, Tennessee.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2823 Creekbend Drive, Nashville, Tennessee 37207**.

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 12th DAY OF OCTOBER, 2022.

Alice Parris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALICE PARRIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212