Karen Johnson Davidson County
Batch# 977080 DEEDWARR
03/06/2023 09:12:51 AM 2 pgs
Fees: $13.00 Taxes: $1,591.37
20230306-0015650

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF Tennessee
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $430,100.00.

Affiant

TAWNA OLIANA GREY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me this 28th day of February, 2023.

Notary Public
My Commission Expires: 5/16/24

File No.: 2023-588

Address of New Owner:	Send Tax Bills to:	Tax Information:
Steven T. Parrino	Wilson Bank & Trust	
3912 Lakebrook Dr.	623 W. Main Street	072-12-0-179
Murfreesboro TN 37130	Lebanon TN 37087	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Radach & Johnson Homes LLC, a Tennessee Limited Liability Company

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Steven T. Parrino, married

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

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. 215, on the Plan of Section Two, Burchwood Gardens, of record in Book 2900, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Radach & Johnson Homes LLC, a Tennessee Limited Liability Company by Warranty Deed dated January 4, 2023 from Cathy S. Delashmit, recorded January 9, 2023, in Instrument Number 20230109-0001577, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is _XX___ improved _____unimproved property and the address of the herein described property is believed to be 1905 Stratford Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 my/our hands this 28th day of February, 2023.

Radach & Johnson Homes LLC

BY:_____
Matthew Johnson, Member

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public, Matthew Johnson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged such person to be the Member and Authorized Agent of Radach & Johnson Homes, LLC, the within named bargainor, a Limited Liability Company, and that such person as such Member/Authorized Agent, being authorized to do so, executed the within instrument for the purposes herein contained, by personally signing the name of Radach & Johnson Homes, LLC, by himself, as its Member/Authorized Agent, of their own free act and deed.

Witness my hand at office this 28th day of February, 2023.

_____
Notary Public

My Commission Expires: 1-17-2027

