THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-5625-WE

Karen Johnson Davidson County
Batch# 980856 DEEDWARR
03/15/2023 10:55:09 AM 2 pgs
Fees: $13.00 Taxes: $4,995.00

20230315-0018707

R. L. MCCORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,350,000.00.

Mary S. Terrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: Jan 8 2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark William Terrell and Mary Shasteen Terrell	FirstBank	
903 Montrose Avenue	722 Columbia Ave.	118-01-0-322.00
Nashville, TN 37204	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Brittany Michelle Parmley and Paul Parmley, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark William Terrell and Mary Shasteen Terrell, 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 the Westerly 50 feet front and the 50.6 feet rear of Lot No. 153, on the Plan of Montrose Place, as shown on plat of record in Plat Book 57, page 93, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 153 fronts 50 feet on the Southerly side of Montrose Avenue and runs back between lines, 102.7 feet on the Easterly line and 110.5 feet on the Westerly line to an alley on which it measures 50.6 feet.

Being the same property conveyed to Brittany Michelle Parmley and Paul Parmley, wife and husband by Warranty deed from Kevin H. Cowles and Keri J. Cowles, husband and wife of record in Instrument No. 20200812-0089888 Register's Office for Davidson County, Tennessee, dated August 11, 2020 and recorded on August 12, 2020.

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.

This is __ unimproved _X_ improved property known as **903 Montrose Avenue, Nashville, TN 37204**

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 the 14 day of March, 2023.

Brittany Michelle Parmley

Paul Parmley

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 **Brittany Michelle Parmley** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14 day of March, 2023.

My Commission expires: Jan 8 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

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 **Paul Parmley,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14 day of March, 2023

My Commission expires: Jan 8 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON