RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 987184 DEEDWARR
03/31/2023 11 00 00 AM 2 pgs
Fees $13 00 Taxes $1,517 00
20230331-0023381

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF MARCH, 2023

Notary Public

MY COMMISSION EXPIRES: 9/27/2025

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Paul Rochford and Jodi Rochford	Same as New Owner	
(NAME)	(NAME)	071-07-0-210 00
2 Helen Lane		
(ADDRESS)	(ADDRESS)	
Millis, MA 02054		
(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, WE, **SPARROW INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL ROCHFORD AND JODI ROCHFORD, 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 easterly 50 feet of Lot No. 21 on the Map of Trinity Heights, of record in Book 332, Page 4, Register's Office for Davidson County, Tennessee. Said part of Lot No. 21 fronts 50 feet on the northerly side of Edwin Avenue and runs back between parallel lines 166 feet to an alley.

Being the same property conveyed to Ashonti T. Davis by Warranty deed from Mazelle Welch, an unmarried woman of record in Instrument No. 20140509-0039844 Register's Office for Davidson County, Tennessee, dated May 09, 2014 and recorded on May 09, 2014.

Being the same property conveyed to Sparrow Investments, LLC, a Tennessee Limited Liability Company by Warranty deed from Ashonti T. Davis, unmarried of record in Instrument No. 20221011-0111205 Register's Office for Davidson County, Tennessee, dated October 07, 2022 and recorded on October 11, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 321 Edwin Street, Nashville, TN 37207
(House Number) (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 my hand this 30th day of March, 2023

SPARROW INVESTMENTS, LLC

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Sparrow Investments, LLC, and that he as such Authorized Agent of Sparrow Investments, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Sparrow Investments, LLC

Witness my hand and official seal this 30th day of March, 2023

Commission expires 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____

Notary Public