Karen Johnson
Batch# 989748
04/10/2023 09 38 52 AM
Fees $13 00 Taxes $1,072 63

Davidson County
DEEDWARR
2 pgs

20230410-0025552

WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900 00

William M Ivy Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 day of April 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
William Michael Ivy, Jr and Bailie Abigail Fite	New Owner	163-11-A-41 00
(NAME)	(NAME)	
414 Oak Forge Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20230376

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, I/we, **Glenn Eugene Parris and Sandra K. Parris** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **William Michael Ivy, Jr and Bailie Abigail Fite, 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

Certain real property situate in Davidson County, Tennessee, and described as follows

Being Lot No 41 on the Plan of Third Revision, Section Two, Belle Forge Village, as of record in Book 6900, page 250, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof

BEING the same property conveyed to Brandy N Scott and James E Parris and wife, Sandra K Parris by Warranty Deed from Joseph P Patton, unmarried, dated November 30, 1998, and filed of record in Book 11231, page 263, Register's Office for Davidson County, Tennessee Brandy N Scott conveyed her interest in said property to James E Parris and wife, Sandra K Parris by Quitclaim Deed dated October 22, 2004 and filed of record in Instrument No 20041026-0128848, said Register's Office

James E Parris and wife, Sandra K Parris conveyed said property to Glenn Eugene Parris, James E Parris and wife, Sandra K Parris by Quitclaim Deed dated August 6, 2008, and filed of record in Instrument No 20080813-0083209, said Register's Office The said James E Parris having died on or about 03/11/2018, devising his interest in said property to Sandra K Parris, as surviving tenant by the entirety

Unimproved ☐

This is improved ☒ property, known as 414 Oak Forge Drive, Antioch, TN 37013
(House No) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

Witness my hand this 5th day of April, 2023.

Glenn Eugene Parris

Sandra K Parris by Glenn Eugene Parris, ATF

Sandra K Parris by Glenn Eugene Parris, Attorney-In-Fact

STATE OF Sumner)
County OF TENNESSEE)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Glenn Eugene 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 such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 5th of April, 2023

Notary Public
My Commission Expires 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
County OF Sumner)

Before me personally appeared Glenn Eugene Parris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sandra K Parris, and who acknowledged that he/she executed the same as the free act and deed of Sandra K Parris

Witness my hand, at office, this 5th of April, 2023

Notary Public
My Commission Expires 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

POST RECORDING
Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206