WARRANTY DEED

STATE OF ~~TENNESSEE~~ New York, COUNTY OF ~~DAVIDSON~~ Nassau

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $599,900.00.

Affiant

Subscribed and sworn to me on 04/13/23.

JIJU ABRAHAM
NOTARY PUBLIC-STATE OF NEW YORK
Reg. No: 01AB6278537
Qualified in Nassau County
My Commission Expires March 25, 2025

~~NOTARY PUBLIC~~

My Commission Expires: 3/25/25

Karen Johnson Davidson County
Batch# 993175 DEEDWARR
04/18/2023 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20230418-0028501

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Clark Jamieson Smith & McKenzie Rhea Fowler 2307 Pennington Ave. Nashville, TN 37216	New Owner	072-11-3S-002.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert Erasmus Parra, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto McKenzie Rhea Fowler, a single woman, and Clark Jamieson Smith, a single man, as joint tenants with right of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 2307 on the Plan of Homes at 2305 and 2307 Pennington Avenue, a Horizontal Property Regime With Private Elements as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 2305 and 2307 Pennington Avenue, as set forth in Exhibit "A" of record in Instrument No. 20180427-0039926, as amended at Instrument No. 20200723-0081056, 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 Robert Erasmus Parra, an unmarried man, by Warranty Deed from Nashville Now Investments, LLC, dated September 4th, 2020 and recorded September 9th, 2020 of record in Instrument No. 20200909-0102353, Register's Office for Davidson County, Tennessee.
>
> This is Improved property, known as 2307 Pennington Ave. Nashville, TN 37216

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered. unless otherwise herein set out; and GRANTOR does further covenant and bind himself/herself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 04/13/23.

Robert Erasmus Parra

STATE OF New York
COUNTY OF Nassau

On 04/13/23, before me personally appeared Robert Erasmus Parra, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his/ her free act and deed.

Witness my hand and official seal on 04/13/23.

NOTARY PUBLIC

My Commission Expires: 3/25/25

JIJU ABRAHAM
NOTARY PUBLIC-STATE OF NEW YORK
Reg.No: 01AB6278537
Qualified in Nassau County
My Commission Expires March 25, 2025

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/13/2023.

Affiant Signature

April 17, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on April 17, 2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON