Karen Johnson Davidson County
Batch# 1019472 DEEDWARR
06/27/2023 01 19 06 PM 2 pgs
Fees $13 00 Taxes $1,738 63
20230627-0048842

Warranty Deed

TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $469,900.00 Affiant Subscribed and sworn to before me, this the 26th day of June, 2023 Notary Public My commission expires 5-9-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Jamie Cathcart and Kelly Hess	First National Bank of Middle TN	049-10-0A-038 00-CO
436 Parmley Lane	322 N. Front St	
Nashville, TN 37207	Murfreesboro, TN 37130	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AUSTIN TICE AND CATHERINE TICE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMIE CATHCART, A SINGLE PERSON, AND KELLY HESS, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 38 on the Final Plat of Parmley Cove, Phase II, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20150727-0073286, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20151228-0130216 in the 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 Austin Tice and Catherine Tice, husband and wife by Warranty deed from Angela K. Trainor, unmarried of record in Instrument No. 20181204-0118366 Register's Office for Davidson County, Tennessee, dated November 29, 2018 and recorded on December 04, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 436 Parmley Lane, Nashville, TN 37207, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of June, 2023.

Austin Tice

Catherine Tice

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Austin Tice and Catherine Tice, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of June, 2023

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-03-2025