THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230644858** Karen Johnson Davidson County Batch# 1024535 DEEDWARR 07/10/2023 02:30:30 PM 3 pgs Fees: $18.00 Taxes: $1,776.00 20230710-0052650	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $480,000.00. Affiant Subscribed and sworn to before me, this 29th day of June, 2023. Notary Public My Commission Expires: TONYA LOFTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

WARRANTY DEED

Address New Owner: Bethany Helen Keathley 8029 Settlers Way Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 126 15 0A 068.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tammy L. Parrish, surviving spouse of Robert H. Parrish** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bethany Helen Keathley, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 280, Phase One on the Plan of Boone Trace at Biltmore, as of record in Plat Book 7900, Page 667, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert H. Parrish and wife, Tammy L. Parrish, by Warranty Deed from Fox Ridge Homes, Inc., of record in Book 10055, Page 852, in the Register's Office for Davidson County, Tennessee, dated May 17, 1996, and recorded on May 21, 1996.

Robert H. Parrish died intestate on May 9th, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2023 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plan of Boone Trace at Biltmore, as recorded in Plat Book 7900, Page 667.
Declaration of Covenants, Conditions and Restrictions recorded in Book 9342, Page 312, and re-recorded in Book 9735, Page 931.
Easement for Overhead Line, recorded in Book 8992, Page 62.

This is improved property located at 8029 Settlers Way Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of June, 2023.

Tammy L. Parrish

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tammy L. Parrish, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2023.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Certificate of Authenticity

I, Tonya Loftin, 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 6/29/2023.

Date

Tonya Loftin
Affiant Signature

July 7, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 7th day of July, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)