Karen Johnson Davidson County
Batch# 1024566 DEEDWARR
07/10/2023 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20230710-0052691

Name and Address of New Owner:
Chelsea Parris
5030 Timberhill Drive
Nashville, TN 37211

Send Tax Bills To:
SWBC
9311 San Pedro Avenue, Suite 100
San Antonio, TX 78216

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 146-12-0-033.00

WARRANTY DEED 37732

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Molly Elizabeth Vice and Matthew Allen Carney, wife and husband,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Chelsea Parris, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 340 on the Plan of Section Five, Crieve Hall Estates of record in Plat Book 2133, Page 91, 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 Molly Elizabeth Vice , unmarried, by Warranty Deed from John B. Simpson and wife, Vanessa E. Simpson of record in Instrument No. 20160523-0051511 Register's Office for Davidson County, Tennessee, dated May 18, 2016 and recorded on May 23, 2016.

Matthew Allen Carney joins in this conveyance to convey his marital/homestead interest in the property.

This is improved property known as 5030 Timberhill Dr., Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of July, 2023.

Molly Elizabeth Vice (SEAL)
Molly Elizabeth Vice

(SEAL)
Matthew Allen Carney

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Molly Elizabeth Vice and Matthew Allen Carney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of July, 2023.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 3/3/24

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $615,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th day of July, 2023.

KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 6, 2025

Notary Public
My commission expires:

File No. GNT-23-2849

Tennessee Certification of Electronic Document

I, George Mudter, 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 7/10/23 (date of document).

Affiant Signature

7/10/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of July, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY