Karen Johnson Davidson County
Batch# 1034507 DEEDWARR
08/04/2023 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,156.25
20230804-0060312

WARRANTY DEED File No. DH-23-4904	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of August, 2023 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Daniel Parpart, II and Kathy Lynn Parpart	ROBERT D. PARPART, II KATHY L. PARPART	
(NAME) 735 Tulip Grove Road, 220	(NAME) 298 Seasons View Ct	075-12-0F-033.00-CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hebron IN 46341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Barbara Youngdahl, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Daniel Parpart, II and Kathy Lynn Parpart**, HEREINAFTER CALLED THE GRANTEE, 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 33 also known as Unit 220, Tulip Cove Townhomes, as shown on Plat of record in Exhibit B of Instrument Number 20050525-0059119, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Barbara Youngdahl, a married woman by Warranty deed from Elizabeth Weitlauf N/K/A Elizabeth Alexander, unmarried of record in Instrument No. 20210125-0010841 Register's Office for Davidson County, Tennessee, dated January 13, 2021 and recorded on January 25, 2021.

Mark Youngdahl, spouse of Barbara Youngdahl, joins in the execution of this Deed to convey any and all marital interest herein.

This is property more commonly known as 735 Tulip Grove Road, 220, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

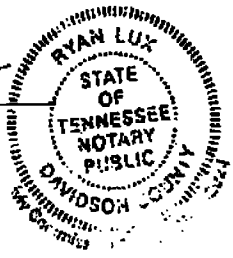
Witness my/our hand this 2nd day of August, 2023.

Barbara Youngdahl

Mark Youngdahl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of August, 2023, before me personally appeared Barbara Youngdahl and Mark Youngdahl, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.



Notary Signature
My commission expires:
1/08/2024

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 8.2.2023 (date of document).

Affiant Signature

8.2.2023

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 2ND day of AUGUST, 2023.

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6-21-25