WARRANTY DEED

Karen Johnson Davidson County
Batch# 1042118 DEEDWARR
08/24/2023 10 44 00 AM 2 pgs
Fees $13 00 Taxes $7,862 50

20230824-0066256

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,125,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF August, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

DAWN MICHELLE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
David Koretz and Elizabeth Koretz	NEW OWNER	
(NAME)	(NAME)	
1779 Kirby Pkwy, Suite 12499		117 07 4O 001 00
(ADDRESS)	(ADDRESS)	
Memphis, TN 38138		
(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, WE, **HOUSTON PARKINSON AND RACHEL PARKINSON,HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID KORETZ AND ELIZABETH KORETZ, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of Homes at 3424 & 3426 Stokesmont Road, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 3424 & 3426 Stokesmont Road, a Horizontal Property Regime, of record in Instrument Number 20200803-0085367, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Houston Parkinson and Rachel Parkinson, husband and wife, by Warranty Deed from White Pines Building Group, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20220404-0038383, in the Register's Office for Davidson County, Tennessee, dated April 1, 2022 and recorded on April 4, 2022.

Being part of the same property conveyed to White Pines Build Group, LLC, a Tennessee limited liability company, by Warranty Deed from MaLinda Oden, Co-Trustee of the 3424 Stokesmont Trust, of record in Instrument No. 20200803-0085366, in the Register's Office of Davidson County, Tennessee, dated July 31, 2020 and recorded on August 3, 2020. Both Matthew J. Cooper and MaLinda Oden, serve as Co-Trustees of the 3424 Stokesmont Trust, as outlined in the trust agreement, either co-trustee may act alone to execute documents on behalf of the 3424 Stokesmont Trust.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

unimproved
This is improved x property, known as 3424 Stokesmont Rd , Nashville, TN 37215
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 hand this 23rd day of August, 2023

HOUSTON PARKINSON

RACHEL PARKINSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Houston Parkinson and Rachel Parkinson, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 23rd day of August, 2023

Commission expires

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Notary Public