THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230845599

Karen Johnson Davidson County
Batch# 1042829 **DEEDWARR**
08/25/2023 10 53 12 AM 2 pgs
Fees $13 00 Taxes $740 00

20230825-0066567

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $200,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of August, 2023.

Notary Public
My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jackson L. Parsons 1114 Calvin Avenue Nashville TN 37206	New Owner	Tax Parcel ID No. 083 05 0E 001.00

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, **James H. Cook and Glenna R. Cook, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jackson L. Parsons and Holly M. Parsons, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 1114 Calvin Avenue Townhomes of record in Master Deed at Instrument No. 20160524-0051962, 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 James H. Cook and Glenna R. Cook, husband and wife, by Warranty Deed from Jon Murrie and Eden Murrie, husband and wife, of record in Instrument No. 20190614-0057244, in the Register's Office of Davidson County, Tennessee, dated June 12, 2019 and recorded on June 14, 2019.

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.

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 plat of Wakefield - Smith Co.'s Subdivision, as recorded in Plat Book 843, Page 19.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160524-0051962.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 722, page 712.

Easement for Access, recorded in Instrument No. 20191205-0125397.

This is improved property located at 1114 Calvin Avenue Nashville TN 37206

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 22nd day of August, 2023.

James H. Cook

Glenna R. Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James H. Cook and Glenna R. Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 2023.

Notary Public

My Commission Expires: _____

