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

CRT File No. 230745331

Karen Johnson Davidson County
Batch# 1043507 DEEDWARR
08/28/2023 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20230828-0067207

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $499,900.00.

Kelly Barfield
Affiant

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

Notary Public
My Commission Expires: 7/15/26

KIM KERN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nanci Hirsch and Marion Shaina 332 Marshall Street Nashville TN 37207	New Owner	Tax Parcel ID No. 071 11 0 142.00

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, **Jackson Lee Parsons, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nanci Hirsch, a single woman and Marion Shaina, a single woman, as joint tenants with right of survivorship** ("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 Lot No.6 on the map of S.A. Buchananâ€™s Re-Subdivisions of Lot Nos. 4,5,6,12,13,18,19,24,25,30 and 31 of the Trinity Heights Addition, of Record in Plat Book 547, Page 166, Registerâ€™s Office for Said County, to which plan Reference is Hereby made for a more complete and accurate Legal Description

Said Lot No. 6 Fronts 50 Feet on the Southerly Margin of Marshall Street and Runs Back Between Parallel Lines 150 Feet to an Alley;

Being the same property conveyed to Jackson Lee Parsons, by Quitclaim Deed from Mary Adrienne Laborde, of record in Instrument 20181019-0104035, in the Register's Office of Davidson County, Tennessee, dated October 11, 2018 and recorded on October 19, 2018.

Being the same property conveyed to Mary Adrienne Laborde, by Warranty Deed from Apex Land, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20130822-0088889, in the Register's Office of Davidson County, Tennessee, dated August 19, 2013 and recorded on August 22, 2013.

Said property was never the primary marital residence of Grantor.

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.

Taxes and assessments for the year 2023 and subsequent years, 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 plat of S. A. Buchanan Re-Subdivision of Lots No's. 4-5-6-12-13-18-19-24-25-30 and 31 of the Trinity Heights Addition, as recorded in Plat Book 547, Page(s) 166.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4083, Page 725.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 332 Marshall Street Nashville TN 37207

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.

Jackson Lee Parsons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jackson Lee Parsons, 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, at office, this 22nd day of August, 2023.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 06-02-2026

Certificate of Authenticity

I, Joshua A. Terry, 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 8/22/2023.

Affiant Signature – Joshua A. Terry

8/28/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/28/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27