Warranty Deed

Karen Johnson Davidson County Batch# 1050609 DEEDWARR 09/15/2023 12:26:30 PM 3 pgs Fees: $18.00 Taxes: $1,552.15 20230915-0072539	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $419,500.00. Evan Garoutte Affiant Subscribed and sworn to before me, this the 14th day of September, 2023. Notary Public My commission expires: 1-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Evan Garoutte and Hudson Ellen Meredith	Primis Mortgage	072-01-0-110.00
2529 Slaydon Drive	1133 Ocean Ave	
Nashville, TN 37207	Lakewood NJ 0870	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANTHONY PARCE AND GRACE PARCE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EVAN GAROUTTE, AND HUDSON ELLEN MEREDITH, SPOUSES MARRIED TO EACH OTHER,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 635 on the Plan of Final Plat of Section Six, Shepardwood Subdivision of record in Plat Book 6900, Page 753, 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 Erich John Parce and Jenny Lynn Knapp-Parce, husband and wife by Warranty deed from 615 Rei LLC, a New Mexico Limited Liability Company of record in Instrument No. 20200916-0105844 Register's Office for Davidson County, Tennessee, dated September 11, 2020 and recorded on September 16, 2020.

Being the same property conveyed to Anthony Parce and Grace Parce, husband and wife by Warranty deed from Eric John Parce and Jenny Lynn Knapp-Parce, husband and wife of record in Instrument No. 20210917-0125404 Register's Office for Davidson County, Tennessee, dated September 13, 2021 and recorded on September 17, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2529 Slaydon Drive, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of September, 2023.

Anthony Parce

Anthony Parce

Grace Parce

Grace Parce

STATE OF Connecticut
COUNTY OF Fairfield

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Anthony Parce and Grace Parce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of September, 2023.

Maria C Miller

Notary Public

My Commission Expires: 8/31/2025

MARIA C MILLER
Notary Public
Connecticut
My Commission Expires Aug 31, 2025

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 9-13-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 9-15-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th **day of** September **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM