Karen Johnson Davidson County
Batch# 1055965 DEEDWARR
10/02/2023 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20231002-0076816

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025
(AFFIX SEAL)

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Asher Paxton and Anna Clarke Harrison and Seth J. Massa	Bond Mortgage, LLC	Parcel ID: 060 04 0 023.00
(NAME) 201 Maplewood Trace	(NAME) 1111 N. Maple Street	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Andrew John Laparra and Lindsey Laparra, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Asher Paxton, an unmarried man Anna Clarke Harrison, an unmarried woman and Seth J. Massa, an unmarried man, as joint tenants with right of survivorship**, 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:

Land in the 12th, formerly 17th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the subdivision of the lands of Williams Phillips of record in Plat Book 57, Page 21, in the Register's Office for Davidson County, Tennessee, described partly according to a survey made by H.B. Fowlkes, Surveyor, June 1947, as follows:

Beginning at the southwest corner of the property conveyed to Thomas E. Joyce and wife, by deed from Homer M. Hardin and wife, of record in Book 3098, page 504, said Register's Office; thence with said Joyce's southerly line south 83 deg. 35' east 79.26 feet, more or less, to a point, being said Joyce's southeast corner; thence south 9 deg. 12' west 165 feet to the center of Maplewood Lane; thence with the center of same north 83 deg. 35' west 79.26 feet to a point; thence north 9 deg. 14' east 165 feet to the beginning.

This conveyance is made subject to a ten foot easement for Right of Way along the westerly line of premises, as set

Being the same property conveyed to Andrew Laparra and Lindsey Laparra, husband and wife from Tuyen Thi Nguyen by Warranty Deed dated August 9, 2016 and recorded on August 12, 2016 in Instrument No. 20160812-0084036, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 201 Maplewood Trace, Nashville, TN 37207

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 our hands this 27 (BL) 28th day of SEPTEMBER, 2023

Andrew John Laparra

Lindsey Laparra

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Andrew John Laparra and Lindsey Laparra, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of September, 2023.

Notary Public

My Commission Expires: 3-2-27

(SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on 9/28/2023.

John Cobb Rochford

9/28/2023

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on 9/28/2023.

Brooke Sobo

My commission expires: 9/8/25

