WARRANTY DEED

File #23230

Karen Johnson Davidson County
Batch# 1056086 DEEDWARR
10/02/2023 10 47 20 AM 2 pgs
Fees $13 00 Taxes $2,220 00

20231002-0077052

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600 000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES 1/26/25
(AFFIX SEAL)

MATTHEW CROWNING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires JAN 26 2025

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Trisha Ping	NEW OWNER	105-14-0C-042.00-CO
(NAME)	(NAME)	
812 Hillview Heights		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **David Harold Parrott and Elizabeth D. Parrott, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Trisha Ping, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No 812 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 21-101, et seq , as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions, and Restrictions of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No 20070604-0065994, and First Supplementary Declaration of Covenants of record in Instrument No 20070614-0071575, Register's Office for Davidson County, Tennessee, including without limitation the Bylaws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants Reference is hereby made to the plan of The Park at Melrose Townhomes, Shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No 20070604-0065994, for a more complete identification and description of said unit

Being the same property conveyed to David Harold Parrott and Elizabeth D. Parrott, husband and wife by Warranty deed from Laura Wolohan Kutsko, f/k/a Laura Kathleen Wolohan and Nathan Joseph Kutsko, wife and husband of record in Instrument No 20181121-0114630 Register's Office for Davidson County, Tennessee, dated November 20, 2018 and recorded on November 21, 2018

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

unimproved ☐
This is improved ☒ property, known as 812 Hillview Heights, Nashville, TN 37204

(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

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set their signature(s) to be effective as of the 29 day of September, 2023

David Harold Parrott

Elizabeth D Parrott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **David Harold Parrott and Elizabeth D. Parrott**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 27th day of September, 2023

My commission expires 7.20.24

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20 2024

RETURN RECORDED DOCUMENTS TO.

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Brentwood, TN 37027