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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1056131 **DEEDWARR**
10/02/2023 11 47 55 AM 2 pgs
Fees $13.00 Taxes, $1,942 50

20231002-0077143

File No DH-23-485 /

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

SEZEN YILMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Katherine Haggard and Cole Parkinson		
(NAME)	(NAME)	
4825 Lynn Drive	NEW OWNER	133-14-0-042 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I/we, **Maria Lauren Mira, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cole Parkinson and Katherine Haggard , as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTEE, 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. 85 on the Plan of Elysian Park as of record in Book 2331, Page 32, Register's Office for said county.

Said lot No. 85 fronts 188 on the North side of Lynn Drive, and runs back 195 feet on the West line and 172 feet on the East line to a dead line in the rear on which it measures 153.5 feet.

Being the same property conveyed to Maria Lauren Mira, unmarried by Warranty deed from CDH Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20210111-0004622 Register's Office for Davidson County, Tennessee, dated January 04, 2021 and recorded on January 11, 2021.

Cory Bastian, spouse of Maria Lauren Mira, joins in the execution of this deed to convey any and all marital interest he has in the property.

This is property more commonly known as 4825 Lynn Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO (1) any and all applicable governmental and/or zoning regulations, (2) property taxes for 2023 and thereafter, and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee

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 my/our hand this 29th day of September, 2023

Maria Lauren Mira

Cory Bastian

STATE OF OHIO
COUNTY OF Hamilton

On this 27 day of September, 2023, before me personally appeared Cory Bastian, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Notary Signature
My commission expires 10/29/2027

HANNAH WITSCHGER - NOTARY PUBLIC
COMM EXP OCT 25 2028
STATE OF OHIO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of September, 2023, before me personally appeared Maria Lauren Mira, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Notary Signature
My commission expires 3-3-26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY