WARRANTY DEED

Karen Johnson Davidson County
Batch# 1061629 DEEDWARR
10/18/2023 09.04 39 AM 2 pgs
Fees: $13 00 Taxes. $2,072.00

20231018-0081588

JUDY REED
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2023

Notary Public

MY COMMISSION EXPIRES 11.22.25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 12, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Sarah Parrish Eric Parrish	United Wholesale Mortgage LLC	07303000300
(NAME)	(NAME)	
2623 Brownwood Drive	P.O. Box 11733	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Newark, NJ 07101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Tanya Michelle Sturm, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sarah Parrish and Eric Parrish, wife and husband,** 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

BEING Lot No 59 on the Southerland Heights Subdivision, Section Two, as shown by plat of record in Plat Book 2663, Page 58, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot

Being the same property conveyed to Tanya Michelle Sturm, an unmarried woman by deed from Steven Allen Hudson, unmarried, dated 5-1-20 of record in Instrument #202006120060367, Register's Office for said County

Being the same property conveyed to Sarah M Parrish and Eric H Parrish, Wife and Husband, by Warranty Deed from Tanya Michelle Sturm, an unmarried woman, dated 10-12-23 of record in Instrument #_____, Register's Office for said County

unimproved ☐

This is improved ☑ property, known as 2623 Brownwood Drive, Nashville, TN 37214
(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

Witness my/our hands this 12th day of October, 2023

Tanya Michelle Sturm

Tanya Michelle Sturm

State of Tennessee
County of Davidson

Personally appeared before me Tanya Michelle Sturm, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 12th day of October, 2023

Judy Reed

Notary Public ~~Carla R. Dillard~~ Judy Reed
My Commission Expires 11.22.25

JUDY REED
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

File No 2939