Karen Johnson Davidson County
Batch# 1068524 DEEDWARR
11/03/2023 03:01:30 PM 4 pgs
Fees: $23.00 Taxes: $1,235.80
20231103-0086354

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	FREO Progress, LLC PO BOX 4090 SCOTTSDALE,AZ 85261	FREO Progress, LLC PO Box 4090 Scottsdale, AZ 85261

Order Number: PRH-130180-TN

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Teresa K. Parrish, widowed and not remarried,** for Three Hundred Thirty Four Thousand Dollars and 00/100 ($334,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **FREO Progress, LLC, a Delaware Limited Liability Company**, whose address is PO Box 4090, Scottsdale, AZ 85261, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being all of Lot No. 260, on the plan of Old Hickory Hills, Phase Two – Section Three, as shown by plat appearing of record in Instrument No. 20040420-0044507, as corrected in Instrument No. 20041021-0126628, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot. Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020116-0006750; Charter of Old Hickory Hills Homeowners' Association of record in Instrument No. 20020123-0009417; Storm Water Detention Agreement of record in Instrument No. 20010306-0021333; Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20001030-0107214; Easement granted to United Telephone Company of record in Instrument No. 20020123-0009339; Storm Water Detention

Agreement of record in Instrument No. 20030226-0025749; Boundary Plat of record in Book 11190, Page 65; Rights of Adjoining Owners of record in Book 6013, Page 187; all matters shown on plat of record in Instrument No. 20040420-0044507; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

All other easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 182 06 0A 250.00
Street address of property: 7208 Legacy Dr., Antioch, TN 37013
Prior Instrument References by which Grantor(s) acquired title: Instrument No. 20050103-0000346 in the Register's Office, Davidson County, Tennessee.

WHEREAS, Teresa K. Parrish and Albert F. Parrish Jr., wife and husband, held title to the property as presumed tenants by the entirety. Albert F. Parrish Jr., aka Albert Frank Parrish Jr. died on February 18, 2015, as evidenced by a Death Certificate of record in the State of Tennessee, thereby vesting fee simple title to the above described premises in the surviving spouse, Teresa K. Parrish by operation of law as the surviving tenant by the entirety.

Signed this 1st day of November, 2023

Signature of Grantor(s):

Teresa K. Parrish

Teresa K. Parrish

STATE OF TN, COUNTY OF Davidson, SS:

MATT DECKARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

BE IT REMEMBERED That on this 1st day of November, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Teresa K. Parrish, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed. ***In testimony whereof,*** I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public MATT DECKARD commission expires 5/16/27

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 182 06 0A 250.00
Street address of property: 7208 Legacy Dr., Antioch, TN 37013

Oath of Consideration

I or we, Teresa K. Parrish, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $334,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 1st day of November, 2023

Signatures of Affiant(s):

Teresa K. Parrish

Sworn and subscribed before me this 1st day of November, 2023

Notary Public MATT DECKARD
commission expires 5/16/27

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, TITLE AGENT, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/10/2023 (date of document).

Affiant Signature

10/10/2023

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 10 day of Oct., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 5/18/26

NOTARY'S SEAL

