Karen Johnson Davidson County
Batch# 1077582 DEEDWARR
12/04/2023 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,197.80
20231204-0093056

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-2320-SL

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $594,000.00.

Affiant

A. SCOTT HUBBARD TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the 1st day of December, 2023.

Notary Public
My Commission Expires: 11-5-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hayden Neal Parrish and Miriam J. Parrish 309 Brunswick Place Nashville, TN 37221	The New Owner	142-16-0B-036.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Gary M. King, a widower**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hayden Neal Parrish and Miriam J. Parrish, husband and wife**, hereinafter called the Grantee(s), his/her/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. 36 on the Plan of Arlington Green, Phase I of record in Plat Book 6900, Page 399, and as amended in Book 7517, page 281, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Susan D. H. King and husband, Gary M. King by Warranty Deed from Rebecca Fewell and Danny McRight, married of record in Instrument No. 20130731-0079678 Register's Office for Davidson County, Tennessee, dated July 19, 2013 and recorded on July 31, 2013.

This is ☒ improved or ☐ unimproved property located at: **309 Brunswick Place, Nashville, TN 37221**.

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 1st day of December, 2023.

GRANTOR:

Gary M. King

Gary M. King

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gary M. King, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of December, 2023.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

Certificate of Authenticity

I, Shannon R. Richardson, 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 December 1, 2023.

Date

Affiant Signature

12/1/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of December, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON