Karen Johnson Davidson County
Batch# 1078690 DEEDWARR
12/05/2023 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20231205-0093877

MARISA BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $465,000.00. Affiant Subscribed and sworn to before me, this 30th day of November, 2023. Notary Public My commission expires: October 25, 2026

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Peter Stefan and Anna Stefanova	**New Owner**	**141-05-0A-657.00CO**
1636 Brockton Lane		
Nashville, TN 37221		

FOR AND IN 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, WE,

Hayden Parrish and Miriam Parrish, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peter Stefan and Anna Stefanova, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 657 on the Plan of Final Plat, Avondale Park, Phase 3, Section 1 of record in Instrument No. 20140728-0066971, 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 Hayden N Parrish and Miriam J Parrish, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20160415- 0036560, dated April 14, 2016, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No. 20140728-0066971, Register's Office for Davidson, Tennessee.
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
Restrictive covenants contained in an instrument of record in Instrument No. 20081203-0117452, amended in Instrument No. 20090331-0028791, Instrument No. 20101223-0102254 and Instrument No. 20190313-0023161, Register's Office for Davidson County, Tennessee.
Access Easement Agreement of record in Instrument No. 20041207-0145662, in the Register's Office for Davidson County, Tennessee.
Transmission Line Easement of record in Instrument No. 20060110-0003857, in the Register's Office for Davidson County, Tennessee.
Deed to U.S.A. of record in Book 4118, Page 694 and Book 4228, Page 635, in the Register's Office for Davidson County, Tennessee.
Order to Tennessee Valley Authority of record in Book 4273, Page 280, in the Register's Office for Davidson County, Tennessee.

Easement to Harpeth Valley Utilities District of record in Instrument No. 20040204-0013639, Instrument No. 20040204-0013640, Instrument No. 20080818-0084836 and Instrument No. 20040204-0013641, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20060512-0055867 and Instrument No. 20090814-0076610, in the Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20141202-0110280, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 5738, Page 819 and Partial Abandonment of Easement in Instrument No. 20080826-0087638, in the Register's Office for Davidson County, Tennessee.
Permanent Easement Agreement of record in Instrument No. 20090707-0063325, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20081203-0117350, in the Register's Office for Davidson County, Tennessee.
Deed of common areas to Homeowners Association of record in Instrument No. 20170130-0009317, in the Register's Office for Davidson County, Tennessee.
Easement to U.S. Sprint Communications of record in Instrument No. 20140114-0003778, corrected in Instrument No. 20140416-0031703, in the Register's Office for Davidson County, Tennessee.
Right of Access of record in Book 3369, Page 316, Register's Office for Davidson County, Tennessee.
Drainage Easement to State of Tennessee of record in Book 3033, Page 185, Register's Office for Davidson County, Tennessee.
Easement for right of way of an electric power line granted to Tennessee Electric Power Company, of record in Book 787, Page 7, Register's Office for Davidson County, Tennessee.
Right of Way of all roads to the Nashville, Chattanooga & St. Louis Railway, of record in Book 341, Page 277, Book 350, Page 371, Book 362, Page 561 and Book 513, Page 396, Register's Office for Davidson County, Tennessee.
Easement and right-of-way for electric power transmission lines and poles with the rights of ingress and egress, of record in Book 4193, Page 903, Register's Office for Davidson County, Tennessee.
Easement for water line to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, Page 832, Register's Office for Davidson County, Tennessee.
Easement for sewer line to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 7601, Page 400, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
All other easements and restrictions of record.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1636 Brockton Lane, Nashville, TN 37221.

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 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(s) this 1st day of December, 2023.

x _____
Hayden Parrish

x Miriam Parrish
Miriam Parrish

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Hayden Parrish and Miriam Parrish, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2023.

My commission expires: 11-5-2024

A. Scott Hubbard
Notary Public

File #: 23-426
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 12/1/2023.

Affiant Signature – Joshua A. Terry

12/5/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/5/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27