Karen Johnson Davidson County
Batch# 1087117 DEEDWARR
12/29/2023 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20231229-0100219

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Timothy S. Parry and Stephanie S. Parry 1841 9th Avenue North Nashville, TN 37208	Same as New Owner	081 08 3R 001.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Elliot J. Parry and Sonya K. Parry, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Timothy S. Parry and Stephanie S. Parry, husband and wife**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 1841 9th Ave N., Nashville, TN 37208 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at 9th and Coffee Street, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 9th and Coffee Street, a Horizontal Property Regime, of record in Instrument No. 20190530-0051441, as amended in Instrument No. 20190808-0079126, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Elliot J. Parry and Sonya K. Parry, husband and wife, by Warranty Deed from Kimberly A. Taylor and Monica J. Shaw, Co-Executrix of the Estate of Helen M. Shaw Docket No. 18P502, of record in Instrument No. 20190225-0016523, in the Register's Office of Davidson County, Tennessee, dated February 19, 2019 and recorded on February 25, 2019.

This conveyance is subject to all restrictions, easements and planning documents of 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 29th day of December, 2023.

Elliot J. Parry

Sonya K. Parry

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of December, 2023, before me personally appeared Elliot J Parry and Sonya K Parry, 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.

Witness my hand, at office, this 29th day of December, 2023.

Notary Signature
My commission expires: My Commission Expires January 22, 2025

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF Davidson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 29 day of Dec, 2023.

Notary Public
My commission expires: _____

My Commission Expires January 22, 2025

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Certificate of Authenticity

I, Holly Ray, 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 **12/29/2023**.

Date

Holly Ray

Affiant Signature

11/30/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of November, 2023.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

