39B

Warranty Deed

Karen Johnson Batch # 1116601 04/01/2024 07:53:04 AM Fees: $13.00 Taxes: $2,682.50 20240401-0021877	Davidson County DEEDWARR 2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $725,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of March, 2024.

Notary Public

My commission expires: 7/6/24

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Elizabeth Hedges, Joshua David Hedges, and Lauryn Marie Hedges	New Owner(s)	104-07-0-113.00
2801 Belcourt Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DEIDRA PARRISH, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURYN MARIE HEDGES, AN UNMARRIED WOMAN, AND ELIZABETH HEDGES AND JOSHUA DAVID HEDGES, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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. 1 on Block 3 on the Plan of Fairfax Place, of record in Book 547 at Pages 137 and 138, Register's office for said county.

Said Lot No. 1 on Block 3 fronts 60 feet on the southerly margin of Belcourt avenue and extends back between parallel lines with the westerly margin of 28th Avenue South 157.13 feet to a dead line.

Being the same property conveyed to Deidra Parrish, a married woman by Warranty deed from Nathan Armand Burns, married of record in Instrument No. 20140716-0062792 Register's Office for Davidson County, Tennessee, dated July 11, 2014 and recorded on July 16, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2801 Belcourt Avenue, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

**Mamane Garba, spouse of Deidra Parrish, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.*

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of March, 2024.

Deidra Parrish

Mamane Garba

STATE OF District of Columbia
COUNTY OF District of Columbia

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Deidra Parrish and Mamane Garba, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of March, 2024.

Gina Y. Milligan
Notary Public

My Commission Expires: March 14, 2026

GINA Y. MILLIGAN
NOTARY PUBLIC
My Comm. Exp. Mar 14, 2026
DISTRICT OF COLUMBIA