Karen Johnson Davidson County
Batch# 1124933 DEEDWARR
04/19/2024 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20240419-0028217

Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-24-940

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of April, 2024

Notary Public

Commission Expires: 10/16/24

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Adam Abrashoff and Nicole Abrashoff 221 Jacksonian Drive Hermitage, TN 37076	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	075-09-0-105.00

WARRANTY DEED

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, I/WE,

Clint G. Parris and Nicole Renee Harriman, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adam Abrashoff, a single man, as to a 50% undivided interest and Nicole Abrashoff, a single woman, as to a 50% undivided interest

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. 247 on the Plan of Section Two (Revised), Hermitage Hills of record in Plat Book 2900, Page 112, 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 Clinton G. Parris, unmarried by Warranty Deed from Jackie Cannon, unmarried of record in Instrument No. 20021118-0142743 Register's Office for Davidson County, Tennessee, dated November 15, 2002 and recorded on November 18, 2002. (Value or consideration shown in aforementioned deed $107,000.00.)

Being the same property conveyed to Clint G. Parris and Nicole Renee Harriman, husband and wife by Quitclaim Deed from Clint G. Parris, a married man who acquired title as Clinton G. Parris, unmarried of record in Instrument No. 20160822-0087774 Register's Office for Davidson County, Tennessee, dated March 03, 2016 and recorded on August 22, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 221 Jacksonian Drive, Hermitage, TN 37076

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 so 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. 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.

Dated this the 12th day of April, 2024.

Clint G. Parris

Nicole Harriman

STATE OF TENNESSEE
COUNTY OF WILSON

On this 12th day of April, 2024, before me personally appeared Clint G Parris and Nicole Harriman, 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 12th day of April, 2024.

Notary Signature
My commission expires:

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2026

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 2/12/24.

Affiant Signature – Joshua A. Terry

2/15/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/15/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27