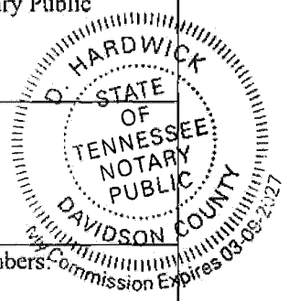
# Warranty Deed

| | |
|---|---|
| Karen Johnson Davidson County<br>Batch# 1125419 DEEDWARR<br>04/22/2024 09:44:30 AM 3 pgs<br>Fees: $18.00 Taxes: $1,794.50<br>20240422-0028526 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $485,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 19th day of April, 2024.<br>Notary Public<br><br>My commission expires: |




**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: |
|---|---|---|
| Ian Prunty<br>Stephanie Antoine Kallab | Ian Prunty<br>Stephanie Kallab | 083-02-0-291.00 |
| 1704 Sharpe Avenue | 228 Chapel Ave | |
| Nashville, TN 37206 | Nashville TN 37206 | |

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, **TAMMY LYNN PARMENTIER AND PHILLIP BYRON JONES, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IAN PRUNTY AND STEPHANIE ANTOINE KALLAB, 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 the Easterly 50.00 feet of Lot Nos. 1 and 2 on the Map of Thompson Bond's Subdivision of the North part of Lot No. 6 on the Map of Brownsville of record in Book 547, Page 39, Register's Office for Davidson County, Tennessee.

Said parts of said Lots front 50.00 feet on the Southerly side of Sharpe Avenue and extend back between parallel lines, along the Westerly margin of a 15.0 foot alley, 150.0 feet to a dead line in the rear.

Being the same property conveyed to Tammy Lynn Parmentier and Phillip Byron Jones, wife and husband by Warranty Deed from Matthew E. Payne and Kara K. Payne, husband and wife of record in Instrument No. 20210430-0058319 Register's Office for Davidson County, Tennessee, dated April 28, 2021 and recorded on April 30, 2021.

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 1704 Sharpe Avenue, Nashville, TN 37206, 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.

***Please Return to:***

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

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 19th day of April, 2024.

**Tammy Lynn Parmentier**

**Phillip Byron Jones**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tammy Lynn Parmentier and Phillip Byron Jones, 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 19th day of April, 2024.

Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **April 19, 2024**.

Date

D Hardwick

Affiant Signature

**April 22, 2024**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22nd** day of **April**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026