WARRANTY DEED

Karen Johnson Davidson County
Batch# 1126834 DEEDWARR
04/25/2024 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20240425-0029789

JM-C-24-7140

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/22/2025 (AFFIX SEAL)

PAULETTE P. STROUPE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrea Goldberg and Joshua Goldberg	**ServisFirst Bank**	
(NAME) **7140 Forrest Oaks Dr**	(NAME) **2500 Woodcrest Place**	**155-08-0C-244.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Birmingham, AL 35209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES A. PARSONS AND MARY H. PARSONS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREA GOLDBERG AND JOSHUA GOLDBERG, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 the Plan of revision One to Final Plat of the Poplar Creek Estates, Phase III, Section "A" of record in Plat Book 9700, Page 122, which amends the plan of record in Book 7900, Pages 696, in the Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles A. Parsons and wife, Mary H. Parsons by Warranty Deed from Donald W. Johnson and wife, Kay B. Johnson of record in Book 10034, page 112, Register's Office for Davidson County, Tennessee, dated April 30, 1996 and recorded on May 01, 1996.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 7900, Page 696, amended in Plat Book 9700, Page 122, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6474, Page 346, amended in Book 6486, Page 587; Book 6662, Page 433; Book 6987, page 966, Book 7270, Page 648, Book 6804, Page 536 and Restated in Book 9472, Page 824 , Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7120, Page 125, in the Register's Office for Davidson County, Tennessee.
- Quit Claim Deed for Open Spaces of record in Instrument Number 20011017-0113305, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7140 Forrest Oaks Dr, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 24th DAY OF APRIL, 2024.

Charles A. Parsons

Mary H. Parsons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES A. PARSONS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of April, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY H. PARSONS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of April, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Kinkra Spann, 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 04/24/2024.

Date

Affiant Signature

04/24/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of April, 20 24.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY