Karen Johnson Davidson County Batch# 1144379 DEEDWARR 06/06/2024 03:11:30 PM 3 pgs Fees: $18.00 Taxes: $1,702.00 20240606-0042581	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $460,000.00 Affiant Subscribed and sworn to before me, this 6th day of June, 2024. Notary Public My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nicholas Mineo **Caris Mineo**	New Owner	**13301025500**
523 Elgin St		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 523 Elgin St Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicholas Mineo and Caris Mineo, husband and wife

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 Tracts I & II, of the property conveyed to Dennia Paul Parrish and wife, Kathy J Parrish, as described in Instrument No. 20100901-0069307, RODC, being more particularly described, as follows:

BEGINNINGAT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF ELGIN STREETANDTHE EASTERLY RIGHT OF WAY OF MAYS STREET; THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF ELGIN STREETSOUTHEASTERLY APROXIMATELY 200 FEETTOAN IRON PIN;BEINGTHE MOST NORTHWEST CORNER OF LOT178 AND TRUE POINT OF BEGINNINGOF TRACTS HEREIN DESCRIBED,THENCE CONTINUINGWITH SAID ELGIN STREET S 82°37'32" E, 99.90 FEET TOA POINT IN THE SOUTHERLY RIGHT OF WAY OF ELGIN STREET AND THE NORTHEAST CORNER OF LOT 176, THENCE LEAVINGELGIN STREET S 06°20'46" W, 150.0 FEETTOAN IRON PIN BEINGTHE SOUTHEASTCORNER OF LOT 176, THENCE N 82°37'32" W, 99.90 FEETTOA POINT BEINGTHE SOUTHWESTCORNER OF LOT 178, THENCE RETURNINGTOSAID ELGIN STREET N 06°20'46" E, 150.0 FEET TOTHE POINT OF BEGINNINGAND CONTAINING 0.34 ACRES, MORE OR LESS.

Being the same property conveyed to Erin Dias, Trustee of The 523 Elgin St Trust, by Warranty Deed from Sara Parrish, in her capacity as Executrix of the Estate of Kathy Parrish, dated January 24, 2024, of record in Instrument No. 2024013-00006561, in the Register's Office for Davidson COunty, Tennessee.

Further being the same property conveyed to Dennis Paul Parrish and wife, Kathy J. Parrish, an estate by the entireties, by Quitclaim Deed from Kathy J. Parrish fka Kathy J. Hollis, dated August 24, 2010, of record in Instrument No. 20100901-0069307, Register's Office for Davidson County, Tennessee. Oath is hereby made that the marriage between Dennis Paul Parrish and Kathy J. Parrish continued uninterrupted until the death of Dennis Paul Parrish on March 7, 2021, leaving Kathy J. Parrish as the sole surviving tenant. Kathy J. Parrish died testate February 3, 2023, and by her Last Will and Testament, probated in Davidson County Circuit (Probate) Court Docked No. 23P518, directed that subject property be administered as part of her probate estate, and directed the Executrix, undersigned, to sell subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 523 Elgin St, Nashville, TN 37211.

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 do 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 in 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.

_____ Date: 6/4/24

The 523 Elgin St Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee

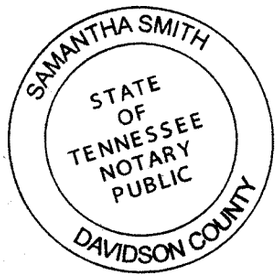
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 523 Elgin St Trust and that she is authorized by The 523 Elgin St Trust to execute this instrument on its behalf.

Witness my hand, at office, this 4 day of June, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 1-11-26



Certificate of Authenticity

I, Mark B Leedom, 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 6/4/24.

Date

Affiant Signature

6/4/24

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 4 day of June, 2024.

Notary's Signature

My Commission Expires: 11.17.24

Notary's Seal (if on paper)

