Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240547808

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $865,000.00

Affiant

Subscribed and sworn to before me, this 6th day of June, 2024.

Notary Public
My Commission Expires:

SEZEN YILMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM EXPIRES SEPTEMBER 08, 2025

Karen Johnson
Batch # 1145039
06/10/2024 10:04:31 AM
Fees: $13.00 Taxes: $3,200.50

Davidson County
DEEDWARR
2 pgs

20240610-0043134

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Marietta E. Parrish 4102A Oriole Place Nashville TN 37215	New Owner	Tax Parcel ID No. 117-15-0K-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Allen K. Harris, Jr. and Carole Ann Harris, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Marietta E. Parrish, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1 on the plan of Oriole Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Oriole Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20071231-0148925, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to ALLEN K. HARRIS JR. AND CAROLE ANN HARRIS, HUSBAND AND WIFE, by deed from BRAXTON D. REID, JR., of record in Instrument No. 20201022-0122533, dated October 16, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 117-15-0K-001.00 CO.

Matters shown on the Plan of record in Plat Book 1130, page 30, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 1165, page 563, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20071231-0148925, said Register's Office.

Easement(s) of record in Book 3893, page 114, said Register's Office.

This is improved property located at 4102A Oriole Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of June, 2024.

Allen K. Harris, Jr.

Carole Ann Harris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Allen K. Harris, Jr. and Carole Ann Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at ~~office~~, this 6th day of June, 2024.

Notary Public

My Commission Expires: _____

