Karen Johnson Davidson County
Batch# 1157480 DEEDWARR
07/12/2024 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $5,353.90
20240712-0052613

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240547892** ALLISON TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,447,000.00. Affiant Subscribed and sworn to before me, this 9th day of July, 2024. Notary Public My Commission Expires: 7/6/2026

WARRANTY DEED

Address New Owner: Lawrence Shepherd Nelson and Lauren Michelle Nelson 1111 Frances Avenue Nashville TN 37204	Send Tax Bills To: New Owner 1111 FRANCES AVENUE NASHVILLE TN 37204	Tax Information: Tax Parcel ID No. 131-04-0-263.00

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, **Glenn Edward Parrish and Lilabeth Scott Parrish, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lawrence Shepherd Nelson and Lauren Michelle Nelson, husband and wife as joint tenants**, ("Grantees"), their 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 Lot A, as shown on the map entitled Re-Subdivision of Part of Lot 30 & Lot 31, Parkview Subdivision, of record in Plat Book 4595, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GLENN EDWARD PARRISH AND LILABETH SCOTT PARRISH, HUSBAND AND WIFE, by deed from GEORGE NICHOLSON AND LAURA NICHOLSON, HUSBAND AND WIFE, of record in Instrument No. 20200724-0081691, dated July 23, 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. 131-04-0-263.00.

Grant of Sewer Line Easement of record in Instrument No. 20020206-0016374, said Register's Office.

Easement(s) of record in Book 4041, page 213, said Register's Office.

Matters shown on the Plan of record in Book 4595, page 120, said Register's Office.

This is improved property located at 1111 Frances Avenue Nashville TN 37204

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 9th day of July, 2024.

Glenn Edward Parrish

Lilabeth Scott Parrish

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Glenn Edward Parrish and Lilabeth Scott Parrish, 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 9th day of July, 2024.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025

My Commission Expires: _____

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **July 9, 2024**.

Date

Affiant Signature

July 12, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **12** day of **July**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)