Karen Johnson
Batch # 1163237
07/29/2024 08:39:03 AM
Fees: $13.00 Taxes: $925.00

Davidson County
DEEDWARR
2 pgs

20240729-0056858

WARRANTY DEED M TODD GATHEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 07/24/2024. NOTARY PUBLIC MY COMMISSION EXPIRES 3/1/25

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 2024-12044-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Jeffrey A. Parnell	Same as owner	033-04-0A-019.00-CO
19 Rolling Meadows Drive		
Goodlettsville, TN 37072		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Ida M. Hartupee, a single woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey A. Parnell, a single man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 19 as shown on the Plat of Rolling Meadows, Section I, of record in Book 6250, page 504, Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, page 194, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert K. Hartupee and wife, Ida M. Hartupee by Warranty Deed from Jim Wise, unmarried of record in Book 11704, page 542, Register's Office for Davidson County, Tennessee, dated October 12, 1999 and recorded on October 15, 1999. Robert K. Hartupee having since died June 4, 2020, leaving sole ownership to Ida M. Hartupee as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

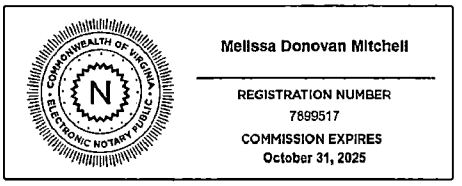
This is property known as 19 Rolling Meadows Drive Goodlettsville, TN 37072

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 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.

Witness my hand on July 24, 2024.

Ida M Hartupee

Ida M. Hartupee



STATE OF ~~TENNESSEE~~ Virginia MDM

COUNTY OF King William

Personally appeared before me, a Notary Public of said County and State, Ida M. Hartupee, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July ~~24~~ 23rd, 2024. MDM

Notary Public

My Commission Number: 7899517

My Commission Expires: 10/31/2025

Notarized remotely online using communication technology via Proof.

File #: 2024-12044-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027