Karen Johnson Davidson County
Batch# 1167513 DEEDWARR
08/12/2024 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $4,573.20
20240812-0060632

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,236,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th day of August, 2024.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Mark Nardin and Jennifer Nardin	CMG Mortgage, Inc. ISAOA	110-00-0-055.00
(NAME)	(NAME)	
4711 Hessey Road	3160 Crown Canyon Road, Ste. 400	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	San Ramon, CA 94583	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Kenneth Parsons, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Mark Nardin and Jennifer Nardin, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in the 4th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING AT AN OLD IRON PIN FOUND LYING AT THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED HEREIN AND LYING JUST WEST OF THE CURVE IN AN EXISTING DRIVEWAY, AND HAVING STATE-PLANE COORDINATES OF N: 660797.56 AND E: 1802800.49; THENCE ALONG THE NORTHERN BOUNDARY OF THE PROPERTY LINE SOUTH 80 DEGREES 17 MINUTES 55 SECONDS EAST 425.54 FEET TO AN OLD IRON PIPE FOUND; THENCE SOUTH 84 DEGREES 17 MINUTES 38 SECONDS EAST 117.19 FEET TO A NEW IRON PIN SET; THENCE SOUTH 12 DEGREES 36 MINUTES 57 SECONDS WEST 304.04 FEET TO A NEW IRON PIN SET; THENCE NORTH 82 DEGREES 26 MINUTES 50 SECONDS WEST 645.21 FEET A NEW IRON PIN SET; THENCE NORTH 07 DEGREES 10 MINUTES 10 SECONDS EAST 297.58 TO THE POINT OF BEGINNING AND CONTAINING 3.93 ACRES, ACCORDING TO A SURVEY PREPARED BY CHRIS BATEMAN ON JUNE 11, 2024, 521 WOOSELY ROAD, TULLAHOMA TN 37388.

Being the same property conveyed to PEARL C. PARSONS BILYEU, UNMARRIED, by deed from CHARLES D. MCMURRAY AND MARILYN R. MCMURRAY, of record as Instrument No. 20040414-0041929, dated April 2, 2004, said Register's Office.

PEARL C. PARSONS BILYEU, UNMARRIED, conveyed said property to KENNETH PARSONS AND HIS WIFE, BELINDA PARSONS, by Quitclaim Deed of record as Instrument No., dated May 4, 2006, said Register's Office.

BELINDA PARSONS conveyed her interest in said property to KENNETH PARSONS, by Quitclaim Deed of record as Instrument No. 20120706-0059758, dated June 21, 2012, and corrected as Instrument No. 20180329-0029345, said Register's Office.

This property is __unimproved _X_improved property known as: 4711 Hessey Road, Mount Juliet, TN 37122.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 5th day of August, 2024.

Kenneth Parsons

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 5th day of August, 2024.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 8/5/24.

Date

Celia Stewart Rouse

Affiant Signature

8/5/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 5th day of August, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

