Karen Johnson Davidson County
Batch# 1184787 DEEDQC
09/23/2024 11:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240923-0073564

Prepared by/Return to:
Mark B. Leedom, Esq.
636 Grassmere Park Drive Suite 130B
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 19 day of September, 2024.

Notary Public

My commission expires: 10/4/27

MICHELLE CRAWFORD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 10-04-2027

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Patrick Benjamin Parrish	**New Owner**	**05205006700**
406 Emmitt Avenue		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, JOSEPH PATRICK PARRISH and DARLENE PARRISH SIMS, heirs of JOSEPH B. PARRISH, GRANTOR(S)", by these presents, does hereby quitclaim and convey unto PATRICK BENJAMIN PARRISH, GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 36 of Block "I" on the revised plan of Power and Roth's Madison Park Subdivision, of record in Book 843, Page 7, Register's Office of Davidson County, Tennessee.

Said Lot No. 36 fronts 60 feet on the southerly side of Emmitt Avenue and runs back between parallel lines 281 feet, more or less, to a point in Gibson's Creek.

Being the same property conveyed to Joseph B. Parrish by Quitclaim Deed from Joseph P. Parrish dated 5/14/99 of record in Book 11483, Page 222, Register's Office of Davidson County, Tennessee. By way of recital, Grantors herein make oath that Joseph B. Parrish died unmarried and intestate on 1/10/09 leaving the sole issue of his body, the Grantors herein, as his heirs at law.

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

Legal description taken from prior deed of record.

By way of recital, the property described herein is improved property bearing the street address of 406 Emmitt Avenue, Madison, TN 37115.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 19 day of September, 2024.

JOSEPH PATRICK PARISH

DARLENE PARRISH SIMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Joseph Patrick Parrish, 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 at office this 19 day of September, 2024.

My commission expires: 10/4/27

NOTARY PUBLIC

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Darlene Parrish Sims, 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 at office this 19 day of September, 2024.

My commission expires: 10/4/27

NOTARY PUBLIC

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/19/24 (date of document).

Jennifer Russell
Affiant Signature

9/23/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23rd day of ~~August~~ September 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

