Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson
Batch # 1197789
10/25/2024 09:30:49 AM
Fees: $13.00 Taxes: $3,609.35
Davidson County
DEEDWARR
2 pgs
20241025-0082916

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Tyler Casey and Emily Casey 232 54th Avenue Nolensville, TN 37209	same as new owner	091-15-0-090.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MEREDITH PARROTT, UNMARRIED,** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto, **TYLER CASEY AND EMILY CASEY, HUSBAND AND WIFE** ("Grantees" herein), their heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County of Tennessee,** more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being part of Block No. 14, as shown on the map entitled Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the easterly margin of Richland Avenue, now 54th Avenue North, said point being 150 feet south of the southeast corner of Nevada Avenue, formerly 3rd Avenue, and 54th Avenue North, formerly Richland Avenue, said point also being the southwest corner of the property conveyed to Thomas Murphy (Instrument No. 20200519-0051643; formerly K. A. Berry and wife in Book 980, page 399, said Registers Office); thence with said Murphy's southerly line, eastwardly 153 feet, more or less, to the westerly line of the property conveyed to Brian Keith Price (Instrument No. 20160513-0047897; formerly K. A. Berry and wife in Book 981, page 294, said Register's Office); thence with the westerly line of the last mentioned line, southerly 66 feet to a point; thence westwardly 139 feet to the easterly margin of 54th Avenue North, formerly Richland Avenue; thence continuing with the margin of 54th Avenue North, in a northerly direction, and along a broken line, 76 feet to the point of beginning.

Being the same property conveyed to MEREDITH PARROTT, A SINGLE WOMAN, by deed from OREN M. WILLIAMS, III AND SPOUSE JOSHUA J. PALMER, of record in Instrument No. 20210809-0106679, dated August 6, 2021, said Register's Office.

This is improved property known as: 232 54th Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their heirs and assigns, forever. And GRANTOR does covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind herself, her heirs and assigns, successors 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. The conveyance herein is subject to 2024 real property taxes and any easements, covenants and restrictions of record.

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

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 23rd day of October, 2024.

MEREDITH PARROTT

STATE OF NEW YORK)
COUNTY OF Kings)

Before me, Timothy Ramoo, a Notary Public of the State and County aforesaid, personally appeared **MEREDITH PARROTT** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Brooklyn, ~~TN~~ NY T.R., this 23 day of October, 2024.

Notary Public

My Commission Expires: 06/03/2028

TIMOTHY RAMOO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RA0025482
Qualified in SUFFOLK County
Commission Expires 06/03/2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$975,500.00.**

Affiant

Sworn to and subscribed before me this 24th day of October, 2024.

Notary Public

My Commission Expires: _____

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025