WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/16/2026 (AFFIX SEAL)



T-TEP-24-7052

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1203103
11/08/2024 03:01:44 PM
Fees: $13.00 Taxes: $2,738.00

Davidson County
DEEDWARR
2 pgs

20241108-0087454

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Mark A. Pilkinton and Erica Pilkinton	**Truist Bank**	
(NAME)	(NAME)	**142-13-0A-026.00-CO**
7052 Northridge Drive	**1001 Semmes Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Richmond, VA 23224**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **THOMAS L. PARHAM AND ELIZABETH A. PARHAM, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK A. PILKINTON AND ERICA PILKINTON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Phase 1B, Riverside of record in Plat Book 6050, Page 434, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas L. Parham and Elizabeth A. Parham, husband and wife by Warranty deed from Patrick E. Warner and Myrtle M. Warner, husband and wife of record in Instrument No. 20160524-0052079 Register's Office for Davidson County, Tennessee, dated May 20, 2016 and recorded on May 24, 2016.

Being the same property conveyed to Thomas L. Parham and Elizabeth A. Parham, husband and wife by Warranty deed from Patrick E. Warner and Myrtle M. Warner, husband and wife of record in Instrument No. 20160524-0052079 Register's Office for Davidson County, Tennessee, dated May 20, 2016 and recorded on May 24, 2016.

This conveyance is subject to:
- Taxes for the year 2025 ands thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6050, Page 434, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6998, Page 839, Book 7405, Page 780, Book 8104, Page 211 and Instrument No. 20040419-0044162, Instrument No. 20091124-0108147, Instrument No. 20091204-0111306, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7829, Page 703, in the Register's Office for Davidson County, Tennessee.
- Agreement for Grant Easement for Conservation Greenway of record in Instrument Number 20041019-0125877, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7052 Northridge Drive, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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/our hand(s) this the 7th DAY OF NOVEMBER, 2024.

Thomas L. Parham

Elizabeth A. Parham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 7th of November, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 7th of November, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212