WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-7-26

(AFFIX SEAL)

THERESA L. SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 1218488 DEEDWARR
12/19/2024 04:19:30 PM 3 pgs
Fees: $18.00 Taxes: $5,494.50
20241219-0098878

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steve M. Parker, Jr. and Deanna Parker	Steve M. Parker, Jr. and Deanna Parker	103-09-0-067.00
(NAME) 903 Estes Road	(NAME) 903 Estes Road	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Jonah David Rabinowitz and Carole Anne Rabinowitz**, **husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Steve M. Parker, Jr. and wife, Deanna Parker**, hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 281, on the plan of Hillwood Estates, Section 16, as of record in Book 3300, Page 89, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jonah David Rabinowitz and Carole Anne Rabinowitz, husband and wife by Warranty Deed from Read D. McNamara and Mary S. McNamara, husband and wife, dated 06/14/2021, of record in Instrument No. 20210617-0081740, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☐ 509 Hillwood Boulevard, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 17th day of December, 2024.

Jonah David Rabinowitz

Carole Anne Rabinowitz

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jonah David Rabinowitz and Carole Anne Rabinowitz,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of December, 2024.

Notary Public: I. Dyke Tatum
My Commission Expires: 5/5/2025

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 Dec 17, 2024.

Affiant
Date: December 19,2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19th day of December ,2024

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

