Karen Johnson Davidson County
Batch# 1240833 DEEDWARR
02/26/2025 12:43:30 PM 5 pgs
Fees: $28.00 Taxes: $1,221.00
20250226-0014299

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $330,000.00 Affiant Subscribed and sworn to before me This 24 day of February, 2025. Notary Public My Commission Expires:

LYNDSEY ALMEIDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Address New Owner as:	Tax Bill To:	Map / Parcel
Cathy Sanders and Charles Wilson 308 Dyer Lane Brentwood, TN 37207	**New Owners**	**14701024700**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Teresa E. Flach and James W. Parrish, as beneficiaries of the Estate of James H. Parrish, and James H. Parrish, as Executor of the Estate of James H, Parrish,** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Charles L. Wilson and Cathy R. Sanders, husband and wife,** (the "Grantees"), Grantees' heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 169 on the Plan of Caldwell Hall, Section I, Revised, of record in Book 2900, Page 58, Register's Office for said County.

Said Lot No. 169 fronts 80 feet on the northerly side of Garrett Drive and extends back between parallel lines 153.6 feet to a deed line.

Being the same property conveyed to James H. Parrish and wife, Mary D. Parrish by Warranty Deed from E.K. Moore Jr., and wife, Virginia Moore, in record of Book 4041, Pages 806, Register's Office for Davidson County, Tennessee. Mary D. Parrish having predeceased James H. Parrish. James H. Parrish having died and the Estate of James H. Parrish is filed under Case No. 60CH1-2025-PR-171, Probate Court Clerk's Office for Maury County, Tennessee.

This is an improved real property commonly known as 306 Garrett Drive, Nashville, TN 37211.

This is the same legal description found in the last Instrument of record.

This Conveyance is subject to the following:

1. All taxes, assessment, levies and charges which constitute liens or are due or payable including unredeemed tax sales.
2. The dower, curtesy, homestead, community property or the other statutory marital rights, if any, of the spouse of any individual insured.
3. Taxes for 2025 and subsequent years, a lien not yet due and payable. Map & Parcel 14701024700
4. Subject to all matters on plat Book 2900, page 57, 58 and 59, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns, against lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this _____ day of February, 2025

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Grantors:

James W. Parrish — 2/24/25
By: James W. Parrish **Date**

Teresa Ellen Flach — 2-24-25
By: Teresa Ellen Flach **Date**

James W. Parrish — 2/24/25
By: James W. Parrish, as Executor **Date**

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 24 day of February, in the year 2025, before me the undersigned, personally appeared James W. Parrish, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

WITNESS my hand and official seal or stamp, this 24 day of February, 2025.

Notary Public

My Commission Expires: 05-08-28

LYNDSEY ALMEIDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **James W. Parrish, Executor for the Estate of James H. Parrish,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Executor for the Estate of James H. Parrish**, and as such **Beneficiary** acknowledged the he is authorized to execute the foregoing instrument on behalf of **the Estate of James H. Parrish,** the within named bargainor, and that he as such **Executor,** executed the foregoing instrument for the purpose therein contained, by signing the name **James W. Parrish as Executor.**

WITNESS my hand and official seal at Nashville, Tennessee, this 24 **day of** February, **2025.**

Notary Public

My Commission Expires: 05-08-28

LYNDSEY ALMEIDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 24 day of February, in the year 2025, before me the undersigned, personally appeared Teresa E. Flach, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

WITNESS my hand and official seal or stamp, this 24 day of February, 2025.

Notary Public

My Commission Expires: 05-08-28

LYNDSEY ALMEIDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Certificate of Authenticity

I, Robert J. Notestine III, 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 2.24.25.

AFFIANT SIGNATURE

2.24.25
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 24th day of February, 2025.

NOTARY'S SIGNATURE

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

My Commission Expires: 1.24.29

Notary's Seal: