WARRANTY DEED

Karen Johnson Davidson County
Batch# 1244184 DEEDWARR
03/07/2025 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20250307-0017208

MARION L REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/20/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dania Yvonne McVicker	NEW OWNER	Tax Map 072 - 12-0-179.00
(NAME)	(NAME)	
1905 Stratford Ave.	410 Moncrief Ave	15th Civil District
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Goodlettsville TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **STEVEN T. PARRINO, married**, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **DANIA YVONNE MCVICKER, an unmarried woman** , hereinafter called the GRANTEES, their heirs and assigns, certain tracts or parcels of land in the 15th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No.215, on the Plan of Section Two, Burchwood Gardens of record in Book 2900, page 66, Register's office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Steven T. Parrino, married by deed dated February 28, 2023 from Radach & Johnson Homes, LLC a Tennessee limited liability company as shown of record in Instrument #20230306-0015650, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Radach & Johnson Homes, LLC a Tennessee limited liability company by deed dated January 4, 2023 from Cathy S. Delashmit, married as shown of record in Instrument #20230109-0001577, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cathy S. Delashmit by deed dated November 16, 2016 from Stephen C. Pope and Amy Pope, husband and wife, as shown of record in Instrument #20161117-0121116, Register's Office for Davidson County, Tennessee.

This property is not now nor has it ever been the marital or primary residence of Grantor it has always been used for investment purposes.

This conveyance is subject to restrictive covenants as shown of record in Book 3000, page 528, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements and restrictions not shown of record.

unimproved ☐

This is improved ☑ property, known as 1905 Stratford Avenue, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this the 5th day of March, 2025.

STEVEN T. PARRINO

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand and official seal at Murfreesboro, Tennessee on this the 5th day of March, 2025.

Notary Public

My Commission Expires: 12/19/2028

File No.: 17679

RICK G. MANSFIELD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/5/2025 (date of document)

Regina Sullo
Affiant Signature

March 7, 2025
Date

State Of TN

County of Davidson

Sworn and subscribed before me this 7th day of March, 20 25

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

