Karen Johnson Davidson County
Batch# 1260609 DEEDWARR
04/16/2025 02:08:30 PM 7 pgs
Fees: $38.00 Taxes: $485.77
20250416-0029157

Prepared By & Return To:
Tennessee Title Services LLC-Clarksville
112 Center Court
Suite- A
Clarksville, TN 37040
C-25-542

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ~~Montgomery~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,290.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of ~~March~~ APRIL, 2025

Notary Public

Commission Expires: 3-3-26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Besada 3923 Pheasant Dr Nashville, TN 37218	Michael Besada 3023 Waywood Drive Murfreesoboro TN 37128	070-01-0-004.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Ronald T. Parrish, Dexter V. Parrish, Carolyn J. Parrish, Gaile E. Parrish, Darrell Joseph Thomas, Sean Terrell Page and Damon Reshad Page,
Heirs and Beneficiaries of the Estate of Charles Robert Parrish, Jr.

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Besada, a maried man as his sole and separate property,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 8 on the Plan of Treppard Heights, Section 6, of record in Plat Book 2900, Page 11, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 75 feet on the westerly side of Pheasant Drive and extends back 343.5 feet on the southerly line and 384.4 feet on the northerly line, to a dead line in the rear measuring 117.5 feet thereon.

Being the same property conveyed to Charles Robert Parrish, Jr. and wife, Mary Ann Parrish by Warranty Deed from Bobby D. Farmer and wife, June Ann Farmer of record in Book 4282, Page 739, Register's Office for Davidson County, Tennessee, dated October 24, 1968 and recorded on October 30, 1968. The said Mary Ann Parrish died on or about October 15, 2000, leaving Charles Robert Parrish, Jr. the surviving tenant by the entirety. The said Charles Robert Parrish, Jr. died on or about September 11, 2008. Reference is made to the affidavit of heirship for Charles Robert Parrish, Jr, deceased, naming Deborah M. Thomas, Carolyn J. Parrish, Gaile E. Parrish, Ronald T. Parrish, and Dexter V. Parrish as all of his heirs, of record In Boo202504160029155 and Book202504160029156 The said Deborah M. Thomas died on or about September 15, 2017, leaving a last will and testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee. Docket No. 17P1947. Reference is made to the affidavit of heirship for Deborah M. Thomas, deceased, naming Darrell Arnez Thomas, Darrell Joseph Thomas, Damon Reshad Page, and Sean Terrell Page as all of her heirs at law. The above referenced last will and testament fails to specifically devise of the subject property and does not contain language concerning or devising the residuary of the Estate, thereby title to the subject property passed via intestate succession to the heirs at law of Deborah M. Thomas, deceased. The said Darrell Arnez Thomas died on or about April 21, 2020. Reference is made to his last will and testament

admitted to probate in the Seventh Circuit Court for Davison County, Tennessee, Docket No. 20P1901, in which he names Darrell J. Thomas as sole devisee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3923 Pheasant Dr, Nashville, TN 37218

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 so 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.

Dated this the 24th day of March, 2025.

Ronald T. Parrish

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 24th day of March, 2025, before me personally appeared Ronald T. Parrish me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of March, 2025.

Notary Signature
My commission expires: 7/14/2027

JODI STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Dexter V. Parrish

Dexter V. Parrish

STATE OF ~~TENNESSEE~~ NEVADA
COUNTY OF ~~MONTGOMERY~~ CLARK

On this 24th day of March, 2025, before me personally appeared Dexter V. Parrish me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of March, 2025.

Notary Signature
My commission expires: MAY 6, 2026

MAYLENE DELOS SANTOS
Notary Public, State of Nevada
Appointment No. 22-3106-01
My Appt. Expires May 6, 2026

[Remainder of page left blank]

Carolyn J. Parrish

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14 day of April, 2025, before me personally appeared Carolyn J. Parrish me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14 day of April, 2025.

Notary Signature
My commission expires: 5/18/25

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

[Remainder of page left blank]

Gaile E. Parrish

Gaile E. Parrish

STATE OF TENNESSEE
COUNTY OF

On this 14 day of April, 2025, before me personally appeared Gaile E. Parrish me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14 day of April, 2025.

Notary Signature
My commission expires: 5/18/25

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

[Remainder of page left blank]

Darrell Joseph Thomas

Sean Terrell Page

Damon Reshad Page

STATE OF TENNESSEE
COUNTY OF Williamson

On this 24th day of March, 2025, before me personally appeared Darrell Joseph Thomas, Sean Terrell Page and Damon Reshad Page, me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of March, 2025.

Notary Signature
My commission expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certification of Recorded Documents

I, Karen Suggs, 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 April 15, 2025.

(AFFIANT) – Karen Suggs

04/15/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 15th day of April, 2025.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY