Karen Johnson Davidson County
Batch# 1262345 DEEDWARR
04/21/2025 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,108.63
20250421-0030021

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8429-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 569,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2025. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Paroski and **Margaret Eileen Kelledy-Paroski**	NEW OWNER	
7136 Riverfront Drive		126-16-0A-392.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Halley Brea Collins and Abigail Nicole Murphy, Co-Executrixes and Devisees of the Estate of Anita Jo Wiggins**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sean Paroski and Margaret Eileen Kelledy-Paroski, a married couple**

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. 441 on the Plan of Final Plat of Riverwalk, Phase 3A of record in Plat at Instrument No. 20041020-0126317, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Anita Jo Wiggins by Warranty Deed from Paul M. Annastas and wife, Karianne Annastas, of record in Instrument No. 20110729-0058226 Register's Office for Davidson County, Tennessee, dated July 22, 2011 and recorded on July 29, 2011.

Anita Jo Wiggins died, testate, on November 19, 2024, leaving a Last Will and Testament which has been admitted to probate under Case Number 24P2556 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). Pursuant to said Will, the real property conveyed herein was devised to Halley Brea Collins and Abigail Nicole Murphy. Said devisees also serve as Co-Executrices of The Estate of Anita Jo Wiggins.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **7136 Riverfront Drive, Nashville, TN 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 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 our hands this the 18 day of April, 2025.

The Estate of Anita Jo Wiggins

BY: Halley Brea Collins
Halley Brea Collins, Co-Executrice/Devisee

BY: Abigail Nicole Murphy
Abigail Nicole Murphy, Co-Executrice/Devisee

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 **Halley Brea Collins & Abigail Nicole Murphy, Co-Executrixes an Devisees of the Estate of Anita Jo Wiggins,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18 day of April, 2025.

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Notary Public

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 18, 2025.

Date

Affiant Signature

4/18/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of April, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

