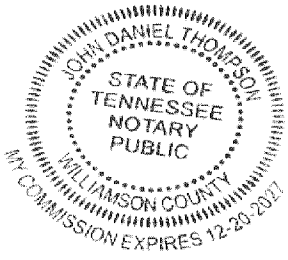
Karen Johnson Davidson County
Batch# 1263235 DEEDWARR
04/22/2025 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250422-0030908



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of April, 2025.

Notary Public

My commission expires: 12/20/27

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Christopher Boyd and Mary Boyd	Christopher Boyd and Mary Boyd	129-11-0A-442.00-CO
442 Siena Dr	442 Siena Dr	
Nashville, TN 37205	Nashville, TN 37205	

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, I,

Maureen M. Parish, widowed*

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Christopher Boyd and Mary Boyd, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain Tract or Parcel of Land in Davidson County, State of Tennessee, Described as Follows:

Land in Davidson County, Tennessee, being Unit no. 442 as shown on the Condominium Site Plan, Plat For Phase IB of Lot 2, The Cloister at St. Henry, Filed as Exhibit B to, and established by, the Master Deed of record in Book 6237, Page 665 and amended in Book 6834, Page 449, Register's Office for Davidson County, Tennessee, together with an undivided Percentage interest in the Common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description

Being the same property conveyed to Maureen M. Parish and Dennis H. Parish, wife and husband by Warranty Deed from Ronald C. West and Wife, Anna M. West of record in Instrument No. 20120927-0088192 Register's Office for Davidson County, Tennessee, dated September 18, 2012 and recorded on September 27, 2012.

***The said Dennis H. Parish having died on October 10, 2012, leaving Maureen M. Parish as the sole owner.

This is improved property known as **442 Siena Dr, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 22nd day of April, 2025.

Maureen M Parish by Dominique Parish Herrington

Maureen M. Parish, by Dominique Parish Herrington, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dominique Parish Herrington, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Maureen M. Parish for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for Maureen M. Parish, and is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal this 22nd day of April, 2025.

Michelle W Locke

Notary Public
My Commission Expires: 9/14/25

MICHELLE W. LOCKE * STATE OF TENNESSEE NOTARY PUBLIC * WILLIAMSON COUNTY

Lenders Title Company File No. 25-002194-524

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 04/22/2025 (date of document).

Karla I Kard
Affiant Signature

04/22/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of April, 2025.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

