WARRANTY DEED

Karen Johnson Davidson County
Batch# 1267464 DEEDWARR
05/01/2025 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20250501-0033868

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$255,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF April, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2026

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zachary Parchman	Southern Bank of Tennessee	080-04-0-004.00
(NAME)	(NAME)	
1606 Ashton Avenue	675 N. Mt Juliet Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Mt Juliet TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/**we Joan E. Connor, unmarried,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Zachary Parchman**, a single man, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee being Lot No. 13 on the Map of the Subdivision of A.T. Putman's 7-1/2 acre tract, not of record, described according to a survey made by John M. Sullivan, County Surveyor, Oct. 5, 1946, as follows:

Beginning on the southerly margin of Ashton Avenue at the northwest corner of the property conveyed to William Harold McKinney and wife by deed from A.T. Putman, and wife, of record in Book 1468, Page 255, said register's office; thence with said McKinney's western boundary line, southeastwardly 224.9 feet to said McKinney's southwest corner; thence southwestwardly 70 feet to the corner of Lots Nos. 13 and 14 on said Map; thence with the line between said Lots Nos. 13 and 14, northwestwardly 224.9 feet to the southerly margin of said Avenue; thence with same, northeastwardly 70 feet to the beginning.

Being the same property conveyed to Paul G. Connor and wife, Joan E. Connor by Deed from William C. Lewis and wife, Evelyn Marie Lewis, dated 09/21/1979, of record in Book 5504, Page 139, Register's Office for Davidson County, Tennessee.

The said Paul G. Connor died on 12/29/2018, leaving the said Joan E. Connor the sole surviving tenant by the entirety.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1606 Ashton Avenue, Nashville, TN 37218
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30th day of April, 2025.

Joan Connor
Joan E. Connor

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 Joan E. Connor, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30TH day of April, 2025.

Sheila L Mahoney
Notary Public:
My Commission Expires: 07/07/2027

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

SHEILA L. MAHONEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, AUBREY SEAVERS, 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 4/30/25 (date of document).

Affiant Signature

4/30/25
Date

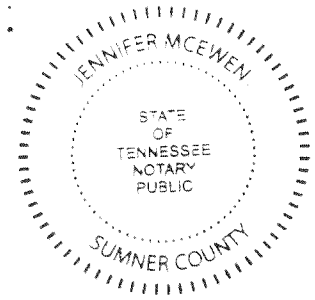
State of TENNESSEE

County of SUMNER

Sworn to and subscribed before me this 30th day of April, 20 25.

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29



NOTARY'S SEAL