WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 10/4/27

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1276273
05/22/2025 09 35 16 AM
Fees $13 00 Taxes $814 00

Davidson County
DEEDWARR
2 pgs

20250522-0040280

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc
1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2025040051

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Sarah Michelle Matson	New Owner	
(NAME)	(NAME)	
2729 Bullock Ave		060-16-0-291.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWENTY THOUSAND AND NO/100 Dollars ($220,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MARCOSHIA PARRISH, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARAH MICHELLE MATSON, A SINGLE WOMAN**, 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 4B, as shown on the map entitled Zone Lot Division of Lots 4 thru 9, as shown Resub Plan of Lot No. 3 & part of Lot 4, of Joywood Heights, Section III, of record in Plat Book 6250 Page 544, amending Plat Book 5200, Page 729, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MARCOSHIA A. PARRISH, SINGLE, by deed from OPENDOOR PROPERTY C, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No 20191119-0119218, dated October 1, 2019, said Register's Office.

The foregoing conveyance is subject to all encumbrances, easements, restrictive convenants, right of way, conditions, reservations, leases, setback lines and other matters of public record applicable to the above-described real property and to all zoning and subdivision restrictions of the appropriate governmental body

The 2025 Davidson County property taxes have been prorated and assumed by the Grantees.

This is improved ☒ property, known as 2729 Bullock Ave, Nashville, TN 37207
(House No) (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.

Executed by my hand this the 21st Day of May, 2025.

Marcoshia Parrish

STATE OF Tennessee

County OF Davidson

I, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Marcoshia Parrish personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st Day of May, 2025.

Notary Public

My Commission Expires: 05-09-26

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

(SEAL)

Please return to
Bankers Title & Escrow Corporation.
3310 West End Ave, Suite 540
Nashville, TN 37203