RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson
Batch # 1298389
07/17/2025 09 57 29 AM
Fees $13 00 Taxes $2,064 60

Davidson County
DEEDWARR
2 pgs

20250717-0056416

Prepared By & ~~Return~~ To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-3243

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $558,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of July, 2025

Notary Public

Commission Expires 11-8-27

Address of New Owner	Send Tax Bills To:	Map & Parcel
2925, LLC 14200 Royal Harbour Court Unit 606 Fort Meyer, FL 33908	New Owner	091-05-1C-003.00-CO

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,

Olivia Hails Parkhurst and Collin Robert Parkhurst, wife and husband

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

2925, LLC, a Kentucky Limited Liability Company

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 Unit No. 3 on the plan of 2 Aves, as shown on Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions of 2 Aves, a Horizontal Property Regime with Private Elements of record as Instrument No 20180926-0095647, and amended as Instrument Nos 20190426-0038655, 20190709-0066829, 20200309-0026202, corrected as Instrument Nos. 20200604-0057612 and 20200608-0058500, and amended as Instrument No 20210319-0036483, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof

Being the same property conveyed to Olivia Hails, an unmarried woman, by Special

Warranty Deed from RSD Vernon & James, LLC, a Tennessee limited liability company, of record in Instrument No. 20201110-0132050, Register's Office for Davidson County, Tennessee, dated November 09, 2020 and recorded on November 10, 2020.

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 717 Vernon Avenue, Nashville, TN 37209

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 8 ~~16~~th day of July, 2025.

Olivia Hails Parkhurst

Collin Robert Parkhurst

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8 ~~16~~th day of July, 2025, before me personally appeared Olivia Hails Parkhurst and Collin Robert Parkhurst, to 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 8 ~~16~~th day of July, 2025.

Notary Signature
My commission expires

CORY ANN SCHUETZ
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY