Karen Johnson
Batch # 1303541
07/30/2025 10 47 33 AM
Fees $13 00 Taxes $1,546 60
Davidson County
DEEDWARR
2 pgs
20250730-0060126

WARRANTY DEED

MARTHA CONGER
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED EIGHTEEN THOUSAND AND 00/100 (418,000 00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF JULY, 2025

Martha Conger
Notary Public

MY COMMISSION EXPIRES 7-10-29

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER(S)
Chike Henry Ezeoke (NAME)	**NEW OWNER** (NAME)	**176 06 0A 275.00**
7764 Stapleton Chase Drive Nashville, TN 37013 (ADDRESS)	405 Valley Spring Dr. Mt. Juliet, TN 37122 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00). cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 25th day of July, 2025, the undersigned, **PAUL ANDREW PARRIS, AN UNMARRIED MAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **CHIKE HENRY EZEOKE, A MARRIED MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **7764 STAPLETON CHASE DRIVE, NASHVILLE, TN 37013** and more particularly described as follows.

Land in Davidson County, Tennessee, being all Lot No 275 on the Final Subdivision Plat, HERITAGE LANDING - PHASE 3 of Instrument Number 20220215-0017446, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul Andrew Parris, an unmarried man, by Special Warranty Deed from D.R. Horton, Inc , a Delaware Corporation, of record in Instrument No 20230120-0004832, in the Register's Office of Davidson County, Tennessee, dated January 20, 2023, and recorded on January 20, 2023

Subject to the Restrictions of record in Instrument Number 20200228-0022299, Instrument No. 20200603-0057207 as supplemented for Phase 3 at Instrument Number 20210115-0007079 and Instrument No. 20240903-0067622, Register's Office for Davidson County, Tennessee.

Subject to the Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20200122-0008042, in the Register's Office for Davidson County, Tennessee

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1 Any and all visible easements lying on or across the property
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises
4 Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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 heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 25th day of July, 2025

GRANTOR: Paul Andrew Parris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Paul Andrew Parris**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence

WITNESS my hand, at office, on this 25th day of July, 2025.

Notary Public

My Commission Expires

