This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1305695 DEEDWARR
08/04/2025 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20250804-0061400

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: **$390,000.00**

Affiant Signature

Subscribed and sworn to before me on this the 31st Day of July 2025.

Notary Public

My Commission expires 9/7/26

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NAME AND ADDRESS OF PROPERTY OWNER:
Tom Hutchinson, Andrea Hutchinson and Jason Michael Parizek
9407 Big Horn Ridge
Brentwood, TN 37027

SEND TAX BILLS TO:
Tom Hutchinson and Andrea Hutchinson and Jason Michael Parizek
9407 Big Horn Ridge
Brentwood, TN 37027

MAP AND PARCEL NUMBER: 06916011300

WARRANTY DEED
25NT00846

Effective the **31st** Day of **July 2025** and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Allison Roberts, a married woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Tom Hutchinson and Andrea Hutchinson, husband and wife,
and
Jason Michael Parizek, married

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Map of Ashton S. Subdivision of L. M. Lewis Farm at Bordeaux, Tennessee, as of record in Book 421, Page 19, Registers Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 100 feet on the easterly side of Elizabeth Avenue, and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Allison Roberts, a married woman from Surgena Kilby and husband, Brandell Swanson, same as Brandall Swanson, by Warranty Deed dated 07/17/2019 and recorded 07/24/2019 in Instrument No. 20190724-0072473, Register's Office of said County.

This is an improved property commonly known as: 1812 Elizabeth Rd, Nashville, TN 37218

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 31st day of July, 2025

Allison Roberts

State of TN
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Allison Roberts,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2025.

Notary Public

My Commission expires: 12/27/2027.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Philip Peck

State of TN
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Philip Peck,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2025.

Notary Public

My Commission expires: 12/27/2027.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

***Philip Peck is joining conveyance for purposes of transferring martial rights.**

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 7/31, 2025.

Affiant
Date: August 1, 2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1 day of August, 2025.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

