Karen Johnson Davidson County
Batch# 1305929 DEEDWARR
08/04/2025 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20250804-0061731

THIS INSTRUMENT PREPARED BY: The Row Title & Escrow, LLC 20 Music Square West, Suite 200 Nashville, TN 37203 CAITLIN LLOYD-MCKEIGHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 8, 2029	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $765,000.00 Affiant Subscribed and sworn to before me, this 4th day of August, 2025. Notary Public My Commission Expires: 5-8-29

WARRANTY DEED

Address New Owner: James Parrish III 622 Southgate Avenue Nashville, TN 37203	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 105-11-1E-002-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARINA D. ALEX A/K/A MARINA DEE ALEX, UNMARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JAMES PARRISH III, AN UNMARRIED MAN,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Unit B on the Plan of 622 Southgate Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No.20170224-0018713, 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 Marina Dee Alex, a single woman by Deed dated May 15, 2019 from Howard Curtis McGuire, Jr., as to a one-half undivided interest and Joseph Brent owens as to a one-half undivided interest as tenants in common, recorded May 15, 2019, in Instrument Number 201905150045864, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **622 Southgate Avenue, Nashville, TN 37203**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of August, 2025.

Marina D Alex by Jennifer S. Ghanem Attorney in fact

MARINA DEE ALEX BY JENNIFER S. GHANEM,
AS ATTORNEY IN FACT

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **JENNIFER S. GHANEM** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **MARINA DEE ALEX** for the purposes therein contained.

Witness my hand and official seal at office this 4th day of August 2025.

Notary Public
My Commission Expires: 11/2/2026

DAVIDSON COUNTY
CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 August 4, 2025.

Affiant Signature

August 4, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4th day of August, 2025.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27