THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
117 Saundersville Road, Ste. 201
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1311488 DEEDWARR
08/19/2025 07:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20250819-0065898

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$655,000.00**.

Affiant

Subscribed and sworn to before me, this **15th day of August, 2025**.

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

Notary Public
My commission expires: _____

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Samuel Griffin Barnes and **Elizabeth Marie Myers** **824 Forest Hills Drive** **Nashville, TN 37220**	Cenlar PO Box 11733 Newark, NJ 11733	**160-02-0-048.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Lisa Thomas Parlier, unmarried**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Samuel Griffin Barnes, an unmarried man, and Elizabeth Marie Myers, an unmarried woman, as joint tenants with right of survivorship**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain tract of land in Davidson County, Tennessee, descried as follows:

Being Lot No. 171 on the Plan of Section One, Oak Hill Estates, of record in Plat Book 3700, Pages118, 119, and 120, 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 James H. Toole, unmarried, and Lisa T. Parlier as Joint tenants with Right of Survivorship by Warranty Deed from Charles Scott Long and wife, Anne L. Ling of record in Instrument No. 20031029-0159241 Register's Office for Davidson County, Tennessee, dated October 23, 2003 and recorded on October 29, 2003.

Being the same property conveyed to Lisa Thomas Parlier, unmarried by Quit Claim Deed from James H. Toole, unmarried of record in Instrument No. 20071015-0121899 Register's Office for Davidson County, Tennessee, dated October 11, 2007 and recorded on October 15, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **824 Forest Hills Drive, Nashville, TN 37220**.

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 in 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.

Witness my/our hand(s) this **15th day of August, 2025.**

Lisa Thomas Parlier

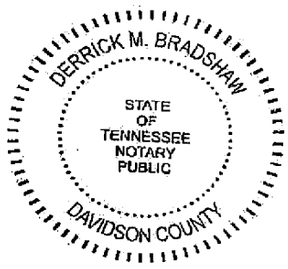
Lisa Thomas Parlier

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson
Orig

On this 15th day of August, 2025, before me personally appeared Lisa Thomas Parlier, 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 15th day of August, 2025.

Notary Signature
My commission expires: 1-24-2028



HE-2025-345

Tennessee Certification of Electronic Document

I, George Mudter, 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 15th day of August 2025 (date of document).

Affiant Signature

August 18th 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of August 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027