THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38871-09-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00. Affiant Subscribed and sworn to before me this 25th day of September, 2025. Notary Public My Commission Expires: 5-9-26

TRACEY PERRY NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

Karen Johnson
Batch # 1327217
09/26/2025 09 59 38 AM
Fees $18 00 Taxes $4,440 00

Davidson County
DEEDWARR
3 pgs

20250926-0076834

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
William H. Parrott, Tate D. Parrott 6316 Torrington Road Nashville, TN 37205	NEW OWNER	Map and Parcel No.. 11511003700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anne Farmer Erwin, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William H. Parrott and Tate D. Parrott, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6316 Torrington Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is 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 as set out on Exhibit "A" hereto Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 25th day of September, 2025

Anne Farmer Erwin

Anne Farmer Erwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anne Farmer Erwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 2025.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No 87 on the Plan of West Meade Estates, Section I, as of record in Book 2663, page 110, Register's Office for Davidson County, Tennessee.

Said Lot No 87 fronts 221.97 feet on the westerly side of Torrington Road and runs back between lines 331.1 feet on the southwesterly side and 223.1 feet on the northeasterly side to a dead line in the rear on which it measures 130 2 feet

Being the same property conveyed to Robert D. Erwin, Jr. and wife, Anne Farmer Erwin by Quitclaim Deed dated September 30, 1988 from Ronald E. Underwood, Trustee, of record in Book 7672, Page 314, Register's Office for Davidson County, Tennessee By Quitclaim Deed dated June 30, 1998 of record in Book 11003, Page 741, Register's Office for Davidson County, Tennessee, Robert D Erwin, Jr conveyed his interest in subject property to Anne Farmer Erwin

This conveyance is made subject to:

1 State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 11511003700

2. All matters appearing on the Plan of record as Book 2663, Page 10, Register's Office for Davidson County, Tennessee.