THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075** Return to: Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212 FILE #: WC-25-914 KARA L. WALL TENNESSEE NOTARY PUBLIC My Comm Exp. 05/09/2026 COUNTY OF DAVIDSON	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$1,380,000.00** **Affiant** Subscribed and sworn to before me, this **9th day of October, 2025** **Notary Public** **My commission expires:**

Karen Johnson
Batch # 1333399
10/13/2025 01:03 14 PM
Fees $13 00 Taxes $5,106 00

Davidson County
DEEDWARR
2 pgs

20251013-0081519

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Keith Parish and Abigail Parish **914 Kirkwood Avenue** **Nashville, TN 37204**	Legacy Home Loans 2 Cadillac Drive Brentwood, TN 37027	**118 01 0 472.00** 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, **Matthew Adams Linkous and Madeleine Hoar Linkous, f/k/a Madeleine Rockwood Hoar, husband and wife**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Abigail Parish and Keith Parish, wife and husband**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled KIRKWOOD LANE RE-SUBDIVISION, 2 LOT MINOR PLAT, of record in Instrument No. 20110505-0034772, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Matthew Adams Linkous, a single man and Madeleine Rockwood Hoar, a single woman as joint tenants with the rights of survivorship, by Warranty Deed from Mark Piper and Tina Piper, Husband and Wife, of record in Instrument No. 20220112-0003807, in the Register's Office of Davidson County, Tennessee, dated December 02, 2021, and recorded on January 12, 2022, and of record in Instrument No. 20211220-0167827, in the Register's Office of Davidson County, Tennessee, dated December 02, 2021, and recorded on December 20, 2021.

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 **914 Kirkwood Avenue, Nashville, TN 37204**.

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 **9th day of October, 2025.**

Matthew Adams Linkous

Madeleine Hoar Linkous

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 9th day of October, 2025, before me personally appeared Matthew Adams Linkous and Madeleine Hoar Linkous, 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 9th day of October, 2025.

Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY