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. 38939-10-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Affiant Subscribed and sworn to before me this 3rd day of November, 2025. Notary Public My Commission Expires:

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

Karen Johnson Davidson County
Batch# 1342123 DEEDWARR
11/05/2025 08:18:30 AM 4 pgs
Fees: $23.00 Taxes: $2,590.00
20251105-0088055

WARRANTY DEED

Address New Owner: Ashley Sain, Philip Talley 5205 Overton Road Nashville, TN 37220	**Send Tax Bills To:** CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Rd., Ste 400 San Ramon, CA 94583	**Tax Information:** Map and Parcel No.: 14615016600

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, **Jared M. Parchem, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ashley Sain and Philip Talley, wife and husband** ("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 5205 Overton Road, Nashville, TN 37220.

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

Mabry J. Parchem, spouse of Grantor, joins in the execution of this instrument in order to convey all marital interest that she holds in the subject property.

And Grantor covenants that he 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 himself, his 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 3rd day of November, 2025.

Jared M. Parchem

Mabry J. Parchem

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 3rd day of November, 2025.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Haileywood Estates, Section III, as of record in Plat Book 2330, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jared M. Parchem, an unmarried man, by deed dated September 10, 2020 from Brandt McMillan and Elizabeth McMillan, husband and wife, of record in Instrument No. 20200916-0105686, Register's Office for Davidson County, Tennessee. The said Jared M. Parchem having since become married to Mabry J. Parchem.

This conveyance is made subject to:

1. 2025 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive Covenants contained in an instrument of record in Book 2481, Page 390, Book 3983, page 716, and Book 4115, Page 512, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2330, page 58, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5609, page 19, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Tammy Carney,** 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 this the 3rd day of November, 2025.

Affiant Signature

Date 11.3.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of November, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027