Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
79 Burton Hills Blvd., Suite 190
Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch # 1440475 DEEDWARR
06/30/2026 10:04:53 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20260630-0058944

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2026.

Notary Public
MY COMMISSION EXPIRES:
File No. G26-26082

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Chesney Cannon and Ashley Spicer (NAME)	New Owner (NAME)	053-03-0-290
732 River Landing Way (STREET ADDRESS)	(STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Judy Parrish, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chesney Cannon, unmarried, and Ashley Spicer, unmarried, as** joint tenants with rights of survivorship, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 246 of Section "C" on the Plan of E.I. duPont de Nemours and Company's Subdivision, as of Record in Book 1424, page 66, Register's Office for said County.

Said Lot No. 246 fronts 54 feet on the easterly side of Berry Street, and extends back between parallel lines, 64.5 feet to a dead line, measuring 54 feet thereon.

Being the same property conveyed to Judy Parrish by Quitclaim Deed dated January 28, 2002 from Luther Lee Bush and wife, Bobbie Jo Bush, recorded February 4, 2002, in Instrument Number 20020204-0015114, in the Register's Office of Davidson County, Tennessee. See also previous deed of record in Book 3642, Page 187 dated October 11, 1963, Register's Office for said County.

Alvin Tucker Parrish, Jr. joins in this conveyance to convey any interest in said property, particularly his marital interest.
Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1507 Berry Street, Old Hickory, TN 37138.

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 is 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. Whenever 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 26th day of June, 2026.

Judy Parrish

Alvin Tucker Parrish, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of June, 2026, before me personally appeared Judy Parrish and Alvin Tucker Parrish, Jr., 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 26th day of June, 2026.

Notary Signature
My commission expires:

ROBERT CONNOR WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES NOVEMBER 27, 2027

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066