Karen Johnson Davidson County
Batch# 1443850 DEEDWARR
07/10/2026 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $5,087.50
20260710-0062357

WARRANTY DEED

State of Tennessee
County of ~~Davidson~~ Williamson (RO)

The actual consideration or value, whichever is greater, for this transfer is $1,375,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of July, 2026.

Notary Public

My commission expires: 5/12/2030

(AFFIX SEAL)

CHRISTIAN REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5/12/2030

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Richard J. Parise and Leslie V. Parise, Trustees of the Parise Family Trust dated May 21, 2021, and any amendments thereto	**"New Owner"**	091-15-0-310.00
4802 Dakota Ave		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Carl Anthony Neuhoff, Jr. and Cynthia W. Neuhoff, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard J. Parise and Leslie V. Parise, Trustees of the Parise Family Trust dated May 21, 2021, and any amendments thereto

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:

Land in Davidson County, Tennessee, being Lot No. 703 of Block 32 on the Plan of Charlotte Park Addition to West Nashville of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being all the same property conveyed to Carl Anthony Neuhoff, Jr. and Cynthia W. Neuhoff, a married couple, by Special Warranty Deed dated April 15, 2026, from Michelle Neuhoff Boyd and Philip Michael Boyd, a married couple, of record in Instrument No. 20260416-0031125, Register's Office for Davidson County, Tennessee.

24 Month Chain:

Being all the same property conveyed to Philip Michael Boyd and Michelle Neuhoff Boyd, husband and wife, by Warranty Deed dated February 28, 2022, from Matthew Louis Barry and Elizabeth Ford Barry, husband and wife, of record in Instrument No. 20220302-0023777, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2026, and all subsequent years not yet due and payable. Map and Parcel 091-15-0-310.00.

All matters shown on the Plan of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Restrictive Covenant for Detached Structure of record in Instrument No. 20100406-0025818, said Register's Office.

This is improved (X) unimproved ( ) property, known as 4802 Dakota Ave, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 July, 2026.

Carl Anthony Neuhoff, Jr.

Cynthia W. Neuhoff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Carl Anthony Neuhoff, Jr. and Cynthia W. Neuhoff, husband and wife the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of July, 2026.

Notary Public

My Commission Expires: 3/5/2030

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Christian Reynolds, 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 July 9, 2026.

Date

Affiant Signature

July 9, 2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of July, 2026.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)