WARRANTY DEED

Karen Johnson Davidson County
Batch# 1467623 DEEDWARR
09/03/2026 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20260903-0081571

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00.

Abbey Parrett
Affiant

Subscribed and sworn to me on 08/28/26.

NOTARY PUBLIC

My Commission Expires: 9/3/29

BROOKE BELLAMY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/03/2029 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Abbey Alexandra Parrett and Melinda Parrett 5025 Hillsboro Pike, Unit 23-Y Nashville, TN 37215	Pennymac Loan Services, LLC 3043 Townsgate Rd, Suite 200 Westlake Village, CA 91361	131 01 0D 219.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sutherland Shrader Archibald, a married woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Abbey Alexandra Parrett and Melinda Parrett, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 219 as shown on the Plat of Georgetown Apartments, a condominium, of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with such unit's undivided interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in Book 5211, Page 325, as amended in Book 5616, Page 133, said Register's Office. Said Unit is also known as Apartment No. 23Y.
>
> Being the same property conveyed to SUTHERLAND M. SHRADER, unmarried, by Warranty Deed from Mary Alice Duncan, a single person, of record in Instrument No. 20210826-0087131, Register's Office for Davidson County, Tennessee, dated June 25, 2021, and recorded on June 28, 2021. SUTHERLAND M. SHRADER having since married is N/K/A SUTHERLAND SHRADER ARCHIBALD.
>
> Thomas Archibald, spouse of Sutherland Shrader Archibald, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead he may have in the aforedescribed property by virtue of his marriage to Sutherland Shrader Archibald.

This is Improved property, known as 5025 Hillsboro Pike, Unit 23-Y, Nashville, TN 37215. The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the

said land to the said GRANTEES, their successors 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 our hands on 08/28/2026.

Sutherland Shrader Archibald

Sutherland Shrader Archibald

Thomas Archibald

Thomas Archibald

STATE OF Texas
COUNTY OF Bell

On 08/28/2026, before me personally appeared Sutherland Shrader Archibald and Thomas Archibald, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 08/28/2026

Alisa Chaunte Frasier

NOTARY PUBLIC

My Commission Expires: 02/11/2029

NOTARY PUBLIC STATE OF TEXAS

Alisa Chaunte Frasier

ID NUMBER
135501936
COMMISSION EXPIRES
February 11, 2029

Electronically signed and notarized online using the Proof platform.

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 08/28/2026.

John Cobb Rochford

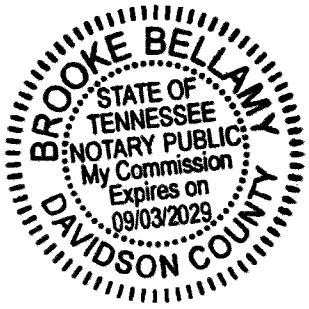
Date: 08/28/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 08/28/2026.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29