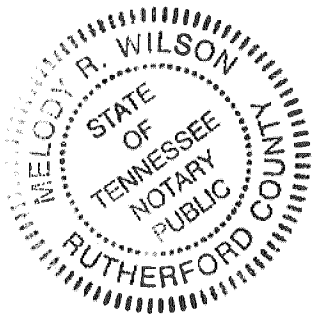
Karen Johnson Davidson County
Batch# 1474651 DEEDWARR
09/17/2026 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20260917-0086724



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $510,000.00.

Angie Valatie Smith
Affiant

Subscribed and sworn to before me, this the 17th day of September, 2026.

Notary Public

My Commission Expires: 10/21/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Tyler Parrish and Adrian Fakhoorian	NEW OWNER	085-04-0-001.00
2032 Eversong Lane		
Hermitage, TN 37076		

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,

Chris R. Gaines and wife, Carol A. Gaines

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

Tyler Parrish and Adrian Fakhoorian, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in in Davidson County, Tennessee, being Lot No. 24 on the Plan of the Resubdivision of Lots Nos. 21, 22, 23, 24, 25, and 26 of Section One, Stones River Estates, as of record in Book 3106, Page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Chris R. Gaines and wife, Carol A. Gaines by Warranty Deed from David L. Thom and wife, Mary A. Thom, dated 9/14/1998 and recorded 9/16/1998 in Book 11114, Page 411, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: All existing easements and all other matters shown on plat of record in Book 3106, Page 51, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2032 Eversong Lane, Hermitage, TN 37076

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 Grantor does covenant with said Grantees that Grantor is 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 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 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 17th day of September, 2026.

Chris R. Gaines

Chris R. Gaines

Carol A. Gaines

Carol A. Gaines

STATE OF TENNESSEE
COUNTY OF Wilson

Before me personally appeared Chris R. Gaines and Carol A. Gaines, 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 17th day of September, 2026.

Tracey Trumphour

Notary Signature
My commission expires: 1.31.29

TRACEY TRUMPHOUR
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

True Copy Certification

I, Melody R. Wilson, do hereby make oath that the 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 9-17-26 (date of document).

Affiant Signature

9-17-26
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 17th day of Sept., 2026.

Notary's Signature

My Commission Expires: 8/19/2028

