This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #24399.2019

Karen Johnson Davidson County
Batch# 293853 DEEDWARR
10/01/2019 11:39:30 AM 4 pgs
Fees: $23.00 Taxes: $795.50
20191001-0099910

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Allen Perry 1725 Stokes Lane Nashville, TN 37211	Same	105 16 0 007.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Jamie K. Dooley formerly known as Jamie Klee**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Allen Perry,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 26, Section II, Russwurm Heights, as of record in Book 2083, page 101, Register's Office for said County.

Said Lot No. 26 fronts 79.9 feet on the northerly side of Southern Turf Drive and runs back 1093 feet on the westerly line and 177.4 feet on the easterly line to a dead line in the rear, measuring 117.4 feet thereon.

Being the same property conveyed to Jamie Klee, unmmarried by Deed dated July 9, 1997 from Vincent J. Leonardo and wife, Pamela M. Leonardo and being of record in Book 10528, Page 443, Register's Office of Davidson County, Tennessee.

Jamie Klee is now known as Jamie K. Dooley, a married woman

The above described property is not the principal residence of the Grantor.

SUBJECT TO THE FOLLOWING:

1. 2019 property taxes are a lien but are not yet due and payable and will be the

responsibility of the Grantee for payment of said taxes.

2. Any and all building and zoning regulations of City, County and State.
3. Any and all notes and matters on the Plan of record in Plat Book 2083, Page 101, said Register's Office.

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, his heirs and assigns, forever;

AND I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 514 Southern Turf Drive, Nashville, Tennessee 37211.

Executed on this 25 day of September, 2019 but expressly having an effective date of September 27, 2019.

Jamie K. Dooley

STATE OF Colorado
COUNTY OF Grand

Personally appeared before me, the undersigned, Notary Public of said County and State, Jamie K. Dooley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 25 day of September, 2019.

Notary Public

My Commission Expires: 9-8-2020

EMILY BORN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20084029323
MY COMMISSION EXPIRES 09/8/2020

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 27th day of September, 2019.

Notary Public

My Commission Expires: 8-7-22

LEIGH ANNE SAILORS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 08/07/2022

