WARRANTY DEED

Karen Johnson Davidson County
Batch# 357458 DEEDWARR
02/12/2020 03:05:03 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20200212-0016208

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

A-TRA-20-1523

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph L. Perry and Jannie C. Williams	**New Owner**	
(NAME)	(NAME)	**071-12-0-293.00**
305 Avery Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SYLVESTER CORLEY, AND IONIA Y. CORLEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH L. PERRY AND JANNIE C. WILLIAMS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Being Lot No. 3 as shown on the Plan of Williams and Hayes Co.'s Belle View Subdivision, Re-subdivision of Lot No. 9 and the Northerly 111 feet of Lot No. 10, of record in Book 3842, page 195, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 54.0 feet on the Easterly side of Rosedale Avenue and runs back between parallel lines 200.0 feet to a line in the rear on which it measures 54.0 feet.

Being the same property conveyed to Sylvester Corley, Jr., and wife, Ionia Y. Corley by Warranty deed from Andrew Ewing, Trustee of record in Book 4283, page 668, Register's Office for Davidson County, Tennessee, dated October 31, 1968 and recorded on November 01, 1968.

Durable Power of Attorney for Ionia Y. Corley of record in Instrument No 2020122-0007840, Register's Office for Davidson County, TN.

Durable Power of Attorney for Sylvester Corley of record in Instrument No 2020122-0007839, Register's Office for Davidson County, TN.

Sylvester Corley and Sylvester Corley Jr are one in the same person.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 3842, Page 195, Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1523 Rosedale Avenue, Nashville, Tennessee 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 the 6 DAY OF FEBRUARY, 2020.

Sylvester Corley, Jr. by Kermisha Diane Tate as Attorney-in-Fact 20200122000783 9

Sylvester Corley, Jr. by Kermisha Diane Tate as Attorney-in-Fact

Ionia Y. Corley by Kermisha Diane Tate as Attorney-in-Fact 20200122000784 0

Ionia Y. Corley by Kermisha Diane Tate as Attorney-in-Fact

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KERMISHA DIANE TATE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SYLVESTER CORLEY, AND IONIA Y. CORLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said SYLVESTER CORLEY, AND IONIA Y. CORLEY.

Witness my hand and official seal, this the 6th of February, 2020.

Notary Public
My Commission Expires: 04/26/2020
(SEAL)

MARIA HERNANDEZ
Notary Public, State of Texas
Comm. Expires 04-26-2020
Notary ID 130637578

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212