Karen Johnson Davidson County
Batch# 360402 DEEDWARR
02/19/2020 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,960.63
20200219-0018492

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1033

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Allen Perry, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richmond B. Donnelly and Corey W. Donnelly, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot Nos. 1207 Block 176, on the Plan of extension of Plan No. 1, West Nashville of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Allen Perry by Quitclaim Deed from Allen Perry, dated July 20, 2018, of record in Inst. No. 20180724-0072232, Register's Office for Davidson County, Tennessee. The Grantor is married; however, the subject property has not been the residence of the Grantors spouse or issue.

Being a portion of the same property conveyed to Allen Perry, married by deed from Pamela J. Chapman, single, dated May 1, 2018, of record in Inst. No. 20180502-0041996, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Gary N. Chapman and wife, Pamela J. Chapman by deed from Robert M. Calk and wife, Dot Calk, dated April 28, 1986, of record in Book 6845, page 611, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5304 A Indiana Avenue, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 18th day of February, 2020.

Allen Perry

State of Tennessee)
County of Davidson)

On this 18th day of February, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Allen Perry and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 529,900.00.**

Affiant

Sworn and subscribed before me on this the 18th day of February, 2020.

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Notary Public

My Commission Expires: _____

NEW OWNER:
Corey W. Donnelly
5304 A Indiana Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT
AMERICAN BANK & TRUST
1302 SCOTTSVILLE RD
BOWLING GREEN, KY 42102

TAX MAP-PARCEL #:
091-11-0-139.00

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of TN
County of **Davidson** .

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022