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

39-B
File #20-1033

Karen Johnson Davidson County
Batch# 363055 DEEDWARR
02/25/2020 03:54:30 PM 4 pgs
Fees: $23.00 Taxes: $1,960.63
20200225-0021100

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 **Aaron James Wiederhold, single man**, 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. 1209, 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 B 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 20th day of February, 2020.

Allen Perry

State of Tennessee)
County of Davidson)

On this 20th 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, 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 K. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
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 20th day of February, 2020.

Notary Public

My Commission Expires: _____

NEW OWNER:
Aaron James Wiederhold
5304 B Indiana Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT

TAX MAP-PARCEL #:
091-11-0-475.00

202002250021100

WITNESS THE EXECUTION HEREOF this 20th day of February, 2020.

_____
Allen Perry

State of Tennessee)
County of Davidson)

On this 20th 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, 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: _____

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 20th day of February, 2020.

_____
Notary Public

My Commission Expires: 9-20-21

CHRISTOPHER BUCKLEY WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

NEW OWNER:
Aaron James Wiederhold
5304 B Indiana Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT
First Community Bank
262 Robert Rose Drive, Suite 200
Murfreesboro TN 37129

TAX MAP-PARCEL #:
091-11-0-475.00

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

