WARRANTY DEED

Karen Johnson Davidson County
Batch# 480969 DEEDWARR
09/22/2020 12:44:28 PM 2 pgs
Fees: $13.00 Taxes: $419.95

20200922-0108614

W-SP-20-4670

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Christopher M. Huovinen and Stephanie B. Huovinen	**New Owner**	
(NAME)	(NAME)	**024-00-0-029.00**
1329 Cheshire Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **DAVID PERRY AND SHANNON PERRY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER M. HUOVINEN AND STEPHANIE B. HUOVINEN, HUSBAND AND WIFE,** 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, Tennessee, as shown on a unrecorded survey, by Steven E. Artz, dated March 7, 2018, described as follows:

Beginning at an iron pin (old), in the Westerly margin of Brick Church Pike, the Southeast corner of a tract of land which belongs to William L. Brady, having a deed reference in Instrument No. 20170818-0085261, RODCT, the Northeast corner of this tract and continuing with the Westerly margin of said pike, as follows:

South 17 degrees 35 minutes 27 seconds East, 490.37 feet to an iron pin (new); thence with a curve to the left, having a radius of 2425.90 feet, an arc distance of 122.25 feet, and a chord bearing and distance of South 19 degrees 01 minutes 04 seconds East, 122.24 feet to an iron pin (new); thence South 20 degrees 27 minutes 41 seconds East, 177.25 feet to an iron pin (new), in the Westerly margin of Brick Church Pike, a corner of a tract of land which belongs to Frank Turner, Jr., having deed references in Instrument No. 20160120-0005865 and Instrument No. 20011009-0109868, RODCT; thence with the boundary of said tract of land which belongs to Frank Turner, Jr., as follows:

North 74 degrees 21 minutes 09 seconds West, 15.64 feet to an iron pin (new); thence North 62 degrees 38 minutes 59 seconds West, 74.22 feet to an iron pin (new); thence North 73 degrees 25 minutes 03 seconds West, 51.48 feet to an iron pin (new); thence North 83 degrees 51 minutes 12 seconds West, 69.15 feet to an iron pin (new); thence, North 84 degrees 35 minutes 17 seconds West, 77.73 feet to an iron pin (new); thence North 74 degrees 01 minutes 57 seconds West, 4.10 feet to an iron pin (new); thence North 53 degrees 51 minutes 26 seconds West, 191.61 feet to an iron pin (new); thence North 42 degrees 13 minutes 39 seconds West, 258.85 feet to an iron pin (new), a corner of said tract of land which belongs to Frank Turner, Jr., in the Southerly boundary of a tract of land which belongs to Kenneth H. Morgan, having a deed reference in Instrument 20150901-0088616, RODCT; thence with the boundary of said tract of land which belongs to Kenneth H. Morgan, as follows:

North 89 degrees 49 minutes 47 seconds East, 18.34 feet to an iron pin (old); thence North 00 degrees 17 minutes 24 second West, 373.40 feet to an iron pin (old), a corner of said tract of land which belongs to Kenneth H. Morgan, in the Southerly boundary of said tract of land which belongs to William L. Brady; thence North 89 degrees 38 minutes 58 seconds East, 342.81 feet, to the point of beginning, containing 6.24 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc. 4779 Highway 41 North, Springfield, Tennessee, 37172, dated March 07, 2018.

Being the same property conveyed to David Perry and Shannon Perry, husband and wife by Warranty Deed from Georgianna Gwen Warren, an unmarried woman of record in Instrument No. 20180430-0040608 Register's Office for Davidson County, Tennessee, dated April 20, 2018 and recorded on April 30, 2018.

This conveyance is subject to:

- Taxes for the year 2020 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4670 Brick Church Pike, Goodlettsville, Tennessee 37072**.

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 31st DAY OF AUGUST, 2020.

David Perry

Shannon Perry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID PERRY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANNON PERRY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

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