WARRANTY DEED

Karen Johnson Davidson County
Batch# 517165 DEEDWARR
11/16/2020 03:05:37 PM 2 pgs
Fees: $13.00 Taxes: $1,267.99

20201116-0135123

G-KP-20-1209B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,700.00.

Karen Boswell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

[AFFIX SEAL] LAUREN ROSE DOWNING NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY My Commission Expires 02-22-2022

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)
Kevin Michael Perkins and Gwendolene Nicole Davis-Perkins	**Pinnacle Bank**	
(NAME) **1209 B Dallas Avenue**	(NAME) **PO Box 702726**	**118-01-0-460.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) **Dallas, TX 75370**	
(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, **MARY B. DAVIS AND JOE O. DAVIS, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN MICHAEL PERKINS AND GWENDOLENE NICOLE DAVIS-PERKINS, 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, being Lot No. 34-B on the Plan of Zone Lot Division of Lot 34, Victoria Place of record in Plat Book 332, Page 10, as amended at Plat Book 6900, Page 541, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary B. Davis and Joe O. Davis, wife and husband by Warranty deed from Thomas Romines, unmarried of record in Instrument No. 20131112-0116616 Register's Office for Davidson County, Tennessee, dated November 08, 2013 and recorded on November 12, 2013.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 10, as amended at Plat Book 6900, Page 541, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4484, Page 246, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20140113-0003413, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1209 B Dallas Avenue, Nashville, Tennessee 37212**.

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 10th DAY OF NOVEMBER, 2020.

Mary B Davis by _____ Attorney in Fact
Mary B. Davis by Margaret Means,
Attorney in Fact

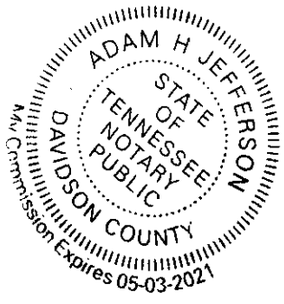
_____ by _____ Attorney in Fact
Joe O. Davis by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, 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 MARY B. DAVIS AND JOE O. DAVIS, and who acknowledged he/she/they executed the same as the free act and deed of the said MARY B. DAVIS AND JOE O. DAVIS.

Witness my hand and official seal, this the 10th of November, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212