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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201232213** Karen Johnson Davidson County Batch# 558618 **DEEDWARR** 01/21/2021 02:24:19 PM 2 pgs Fees: $13.00 Taxes: $821.40 20210121-0009351	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $222,000.00. Affiant Subscribed and sworn to before me, this 13th day of January, 2021. Notary Public My Commission Expires: 7/9/2022 LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Allen Perry ~~2221 Carter Avenue~~ 1725 Stokes Lane Nashville TN ~~37206~~ 37215	New Owner	Tax Parcel ID No. 083 03 0 234.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Terry W McCoy, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Allen Perry, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract I: Land in Davidson County, Tennessee, being a part of Lot No. 56, Browning Subdivision, according to an unrecorded plat made by Norris H. Hickerson, Surveyor, and revised April 20, 1959, not of record. Beginning at a point 119 feet West of the Southeast corner of Lot No. 1 where said Lot No. 1 joins the Woods property and running North 174 feet to a point in the dead line at the rear; thence 3 feet East to the West line of Lot No. 2; thence with said West line of Lot No. 2 South 174 feet to a point in the North line of Carter Street; thence West 3 feet with the North margin of Carter Street to the point of beginning.

Tract II: Land in Davidson County, Tennessee, being part of the Southwest part of Lot No. 56 on the Map of Brownsville, of record in Book 21, Page 9, Register's Office for said County, and also being Lot No. 2 shown on a survey of part of Lot No. 56 made on November 06, 1959, by T. R. Sanford. Said Lot No. 2 fronts 58 feet on the Northerly side of Carter Street and is more particularly described as follows: Beginning at an iron pin in the Northerly margin of Carter Street at a point 74.5 feet East of the Easterly margin of Campbell Street; thence in a Northerly direction a distance of 174 feet on a line parallel with the Easterly margin of Campbell Street to a point; thence at right angles Easterly a distance of 58 feet to an iron pin; thence at right angle in a Southerly direction a distance of 174 feet to an iron pin in the Northerly margin of Carter Street; thence Westerly along the Northerly margin of Carter Street a distance of 58 feet to the point of beginning.

Being the same property conveyed to Terry Wayne McCoy, unmarried, by Installment Deed from James A. Tapscott and wife, Vallie G. Tapscott, of record in Book 5887, Page 842, in the Register's Office of Davidson County, Tennessee, dated May 14, 1982 and recorded on May 19, 1982. Terry Wayne McCoy having since married. Rhonda McCoy joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements,

utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brownsville, as recorded in Plat Book 21, Page(s) 9.

Affidavit and Memorandum of Contract for Purchase and Sale as set forth in instrument recorded in Instrument No. 20201218-0150078.

This is improved property located at 2221 Carter Avenue, Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of January, 2021.

Terry W. McCoy

Rhonda McCoy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Terry W McCoy and Rhonda McCoy, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of January, 2021.

Notary Public
My Commission Expires: _____

NATHAN L POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires December 8, 2024

NATHAN L POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires December 8, 2024