Prepared By & Return To:
Southern Title. LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0119

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of March, 2021

Notary Public

Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brad Perling 600 Ferringdon Court Nashville, TN 37221	NEW OWNER	059-08-0-175.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Darrell E. Kirby, Administrator of The Herbert Williams Estate

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brad Perling and Allison Perling, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 62 on the Plan of Phase 1, Claymille Station, of record in Plat Book 6900, Pages 322 and 323, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Herbert E. Williams, unmarried, by Warranty Deed from Harvey Toliver and Phyllis P. Toliver, husband and wife, dated 12/7/1992 and recorded 12/8/1992 in Book 8807, Page 650, in the Register's Office of Davidson County, Tennessee.

The said Herbert E. Williams, also known as Herbert Eugene Williams, having since died, intestate on August 7, 2019. His Estate being probated under Docket No. 20P-385, in the Probate Court for Davidson County, Tennessee. Darrell E. Kirby having been appointed Administrator of the Estate of Herbert Eugene Williams, by Order of Intestate Administration filed 8/7/2020 in the Probate Court for Davidson County, Tennessee. Order Approving Contract, entered 3/19/21 in Docket No. 20P-385, Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 528 Mill Station Drive Nashville, TN 37207

Karen Johnson Davidson County
Batch# 600154 **DEEDWARR**
03/25/2021 10:29:24 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20210325-0039292

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 23rd day of March, 2021.

The Estate of Herbert Williams

By: _____
Darrell E. Kirby, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Darrell E. Kirby, Administrator of The Estate of Herbert Williams** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of March, 2021.

_____
Notary Public
My Commission Expires: 8/20/2024

(Notary Seal)

