Karen Johnson Davidson County
Batch# 609161 DEEDWARR
04/07/2021 09:49:39 AM 2 pgs
Fees: $13.00 Taxes: $703.00
20210407-0045649

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2021-382

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY THOUSAND AND 00/100 DOLLARS ($190,000.00) cash in hand paid, the receipt of which is hereby acknowledged, JEWELL MCCANDLESS ("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto BRUCE PEERY, an unmarried person, his successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

> Lying and being in the Sixth Civil District Davidson County, State of Tennessee, being Lot No. 128 of the Sterling Heights Estates, Section Four, as shown on plat of record in Book 1335, Page 9, Davidson County, State of Tennessee, to which reference is hereby made for a more complete description.
>
> Said Lot No. 128 fronts 80 feet on the east side of Roscoe Road and runs back between lines 172.1 feet on the north line and 169.5 feet on the south line to a dead line in the rear, on which it measures 80 feet.
>
> Being the same property conveyed to Jewell McCandless. married by deed from Helen Rebecca McCall, dated April 04, 2012 and of record in instrument number 20210309-0030460, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to the following:
>
> 1. Subject to the right-of-way of Rascoe Street.
> 2. All matters shown on plat of record in Deed Book 1835, Page 9, in the Register's Office of Davidson County, Tennessee.
> 3. Restrictions and reservations of record in Deed Book 1875, Page 138, in Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2021 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

TERESA OVERTON executes this instrument on behalf of JEWELL MCCANDLESS pursuant to a Specific Power of Attorney dated March 29, 2021, and of record in Deed Book *, Page _____, in the Register's Office of Davidson County, Tennessee.

* 20210407-0045648

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 6th day of April, 2021.

JEWELL MCCANDLESS

By: _____
TERESA OVERTON, by her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, TERESA OVERTON, Attorney in Fact for JEWELL MCCANDLESS, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as the free act and deed of the said JEWELL MCCANDLESS for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 6th day of April, 2021.

NOTARY PUBLIC

JOSEPH M. BARRETT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

My commission expires: MAY 17, 2021

My Comm. Exp. 5-17-2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $190,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 6th day of April, 2021.

NOTARY PUBLIC

JOSEPH M. BARRETT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

My commission expires: MAY 17, 2021

My Comm. Exp. 5-17-2021

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Map & Parcel No: 119 06 0 210.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
BRUCE PERRY

8226 CONCORD RD.
BRENTWOOD, TN 37027