This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater is $220,000.00.

_____
Affiant

Subscribed and sworn before me this the 14 day of May, 2021.

_____
Notary Public
My commission expires:
July 9, 2022

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

Karen Johnson Davidson County
Batch# 638118 DEEDWARR
05/18/2021 10:06:05 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20210518-0066716

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Anthony Perez 3105 Penn Meade Way Nashville, TN 37214	New Owner	052-13-0B 248.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, EILEEN M. BEERS, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANTHONY PEREZ,AND IVONNE PEREZ, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of Condominium Plat, River Glen, Planned Unit Development, Phase 5, Section 2, of record in Instrument No. 20031006-0147480, and as described in the Master Deed and Bylaws for River Glen, a Horizontal Property Regime, of record in Book 7566, Page 571; Instrument No. 20040915-0111299; Instrument No. 20040915-0111301; Instrument No. 20030425-0055853; Instrument No. 20030522-0069839; and Instrument No. 20020425-0051349, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eileen M. Beers, an unmarried woman, by deed dated 08/28/2008, from Patricia L. Fleming, unmarried, of record in Instrument No. 20080908-0091897, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3105 Penn Meade Way, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 14th day of May, 2021.

Eileen M. Beers

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Eileen M. Beers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of May, 2021.

My commission expires: 9/18/22

Notary Public

