PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 645177 DEEDWARR
05/27/2021 09:44:23 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20210527-0071807

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brittany Kocmar	NEW OWNER	075 07 0 071.00
(NAME)	(NAME)	
659 Des Moines Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Harold B. Perry Jr. and wife, Melissa G. Perry,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Brittany Kocmar,** hereinafter called the GRANTEE(S), his/her/their 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 Tulip Grove, Section 2, as of record in Book 3700, Page 122, Register's Office for said County, to which plat reference is hereby made for a more complete and detailed legal description.

Being the same property conveyed to Harold B. Perry, Jr. and wife, Melissa G. Perry by Deed from Nicholas D. Bruno and wife, Cecelia K. Bruno, dated 09/30/1993 and recorded 10/05/1993, of record in Book 9104, Page 219, Register's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Book 3700, Page 122, (2) Covenants, conditions, easements and restrictions recorded in Book 4134, Page 51, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 659 Des Moines Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 26th day of May, 2021.

Harold B. Perry Jr.

Harold B. Perry Jr.

Melissa G. Perry

Melissa G. Perry

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Harold B. Perry Jr. and Melissa G. Perry,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of May, 2021.

Tracey Trumphour

Notary Public

My Commission Expires: 3.8.25

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122