Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 652363 DEEDWARR
06/09/2021 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20210609-0077266

39-B
File #21-1351

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Allen Perry, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Philip A. Benavides and Kaitlyn Benavides, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2617 Airpark Drive, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200612-0060342 being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Randy Beeler by Warranty deed from Stonebrook Investments, Inc., of record in Instrument No. 20041020-0126034 Register's Office for Davidson County, Tennessee, dated October 15, 2004 and recorded on October 20, 2004

Being a portion of the same property conveyed to Allen Perry by Warranty deed from Randy Beeler, unmarried of record in Instrument No. 20191223-0132526 Register's Office for Davidson County, Tennessee, dated December 31, 2019 and recorded on December 23, 2019. The Grantor is married but the subject property has not been the residence of the Grantor's spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2617 A Airpark Drive, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Kaitlyn Benavides
2617 A Airpark Drive
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT
New owner

TAX MAP-PARCEL #:
084 01-0M-001.00

WITNESS THE EXECUTION HEREOF this 3rd day of June, 2021.

his attorney in fact

Allen Perry by Angela Williamson, his attorney in fact

State of Tennessee)
County of Davidson)

On this the 3rd day of June, 2021 before me personally appeared Angela Y. Williamson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Allen Perry, acknowledged that such person executed the same as the free act and deed of Allen Perry.

Notary Public

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

My Commission Expires: 7/9/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 690,000.00.**

Affiant

Sworn and subscribed before me on this the 3rd day of June, 2021.

Notary Public

MADISON GONZALEZ
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
3/15/2025
COUNTY OF WILLIAMSON

My Commission Expires: _____

True Copy Certificate of Authenticity

I, **Taylor Grills**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021