Karen Johnson Davidson County
Batch# 660399 DEEDWARR
06/21/2021 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20210621-0083054

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$210,000.00**

Jerome P

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7 DAY OF **MAY, 2021.**

Lee A. Cohen

Notary Public

MY COMMISSION EXPIRES: **May 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ADAM HOLSTED	Adam Holsted	**081-07-0-525.00**
(NAME) **1807 10TH AVE. NORTH**	(NAME) 1300 Tiser Woods Way	
(ADDRESS) **NASHVILLE, TN 37208**	(ADDRESS) Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JEROME C. PERRY, AS DEVISEE UNDER THE LAST WILL AND TESTAMENT OF THENIA PERRY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM HOLSTED,** _____, HEREINAFTER CALLED THE GRANTEE, HIS 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. 17 and the southerly 12-2/3 feet of Lot No. 18 in the Subdivision of Lot 1 of the Woodard Property, called the Maple Grove Plan, as of record in Book 57, Page 83, Register's Office for said County, and secribed according to a survey made by Hal R. Swann, Jr., Surveyor, dated July 9, 1969, as follows:

Said Lot and part of said Lot adjoins and fronts together 57 feet on the westerly side of 10th Avenue North, and extends back 174 feet on the northerly line of Part of Lot No. 18, and 178 feet on the southerly line along the northerly margin of a 10-foot alley to Owen Street, in the rear, on which they measure 17-2/3 feet.

Being the same property conveyed to Edward Perry and wife, Thenia Perry, from B.B. Doubleday, Jr., by deed dated August 4, 1969, of record in Book 4359, Page 600, said Register's Office. The said Edward Perry died July 28, 2007, leaving Thenia Perry as the surviving tenant by the entirety. The said Thenia Perry died November 4, 2017. The Last Will and Testament of Thenia Perry was admitted to Probate as Docket No. 18P-1268, Seventh Circuit Court for Davidson County, Tennessee, Probate Division and devised said property to her son Jerome C. Perry. See also Instrument No. 20181001-0097370, said Register's Office.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

This conveyance is subject to matters shown on the Plan of record in Book 57, Page 83; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(**X**) property, known as **1807 10th AVE. NORTH, NASHVILLE, TN 37208**
(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 GRANTEES, their heirs and assigns forever; and we do 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 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 7th day of May, 2021.

JEROME C. PERRY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jerome C. Perry,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7th day of May, 2021.

My Commission Expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

True Copy Certification

I, Katelyn Taylor, 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.

WITNESS my hand this 17th day of June, 2021.

Katelyn Taylor

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Katelyn Taylor who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Witness my hand and official seal at Murfreesboro, TN, this 17th day of June, 2021.

Notary Public at Large
My Commission Expires: 9-16-23

