Karen Johnson Davidson County
Batch# 679534 DEEDWARR
07/20/2021 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20210720-0096865

#36414

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Rhy A Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-2-2023

(AFFIX SEAL)

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

DM-SB-C-21-5061

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rhy Alexandrea Adams	Wintrust Mortgage	
(NAME)	(NAME)	
5061 Cherrywood Drive	1011 Warrenville Rd, STE 315	**161 03 0 026.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Lisle, IL 60532	
(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 consideration, the receipt of which is hereby acknowledged, **REGINALD WESLEY PERRY AND KATHLEEN MARIE COSTELLO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RHY A. ADAMS, A SINGLE WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 23 on the Plan of Whispering Hills, Section Four, of record in Plat Book 2900, Page 22, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Reginald Perry, unmarried man, by Warranty Deed from BZ Capital Group, LLC, of record in Instrument No. 20180417-0036243, in the Register's Office of Davidson County, Tennessee, dated April 13, 2018 and recorded on April 17, 2018. Since Reginald Wesley Perry has since married, Kathleen Marie Costello, spouse of Reginald Welsey Perry, hereby joins in this conveyance and does transfer and convey any and all marital interest Kathleen Marie Costello may have in and to the above-described tract or parcel of land.

This conveyance is subject to:

- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Whispering Hills, Section Four, as recorded in Plat Book 2900, Page(s) 22.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2930, Page 75.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6077, Page 446.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5061 Cherrywood Drive, Nashville, Tennessee 37211**.

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), their heirs and 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), 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/our hand(s) this the 13 DAY OF JULY, 2021.

Reginald Wesley Perry

Kathleen Marie Costello

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., 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 on July 16, 2021.

George E. Mudter, Jr.

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary Public

My commission expires October 2, 2023

