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

Karen Johnson Davidson County
Batch# 701469 DEEDWARR
08/20/2021 08:28:30 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20210820-0112652

39-B
File #21-1531

6

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 **Catherine Johnson, an unmarried woman and Philip Johnson, a married man, as joint tenants with the right of survivorship** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard J. Perron and Sandra K. Perron, 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:**

Unit No. B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 510 Radnor Street, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument Number 20170328-0030251, and being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Catherine Johnson, an unmarried woman and Philip Johnson, a married man, as joint tenants with the right of survivorship by Warranty deed from Nashville Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180420-0037494 Register's Office for Davidson County, Tennessee, dated April 13, 2018 and recorded on April 20, 2018.

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: 510 B Radnor Street, Nashville, TN 37210.

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:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Richard J. Perron 510 B Radnor Street Nashville, TN 37210	Mimutual Mortgage 911 Military St. Port Huron, MI 48060	119-13-0C-002.00

WITNESS THE EXECUTION HEREOF this 16th day of August, 2021.

Catherine Johnson

State of Tennessee)
County of Davidson)

On this 16th day of August, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Catherine Johnson and Philip Johnson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/9/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Philip Johnson by Catherine Johnson, Attorney in Fact

On this the 16th day of August, 2021 before me personally appeared Catherine Johnson, 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 Philip Johnson, acknowledged that such person executed the same as the free act and deed of Philip Johnson.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 500,000.00.**

Affiant

Sworn and subscribed before me on this the 16th day of August, 2021.

Notary Public

My Commission Expires: 5/5/2025

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN