RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-2188-2021

Karen Johnson Davidson County
Batch# 723195 DEEDWARR
09/24/2021 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210924-0128477

WARRANTY DEED

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,999.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of September, 2021

NOTARY PUBLIC

My commission expires: 9/21/24

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meredith Perdue and Christopher Perdue 4585 Woodside Circle Nashville, TN 37138	Same address as new owner	064-04-0-015

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY NINE THOUSAND NINE HUNDRED NINETY NINE AND 00/100 Dollars ($299,999.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DIGITAL PARTNERS RE - OLD HICKORY, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MEREDITH PERDUE AND CHRISTOPHER PERDUE, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Woodside Subdivision, Section I, as shown by plat of record in Plat Book 5050, Page 75, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Digital Partners RE – Old Hickory, LLC, a Tennessee Limited Liability Company from Travis Watkins and Taylor Watkins, husband and wife, by Quitclaim Deed dated 06/30/2019 and recorded 07/02/2019 in Instrument No. 20190702-0064208, Register's Office of said County.

Being the same property conveyed to Travis Watkins and Taylor Watkins, husband and wife from Barry P. Smith, by Warranty Deed dated 02/22/2016 and recorded 02/23/2016 in Instrument No. 20160223-0017080, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and .

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 13th day of September, 2021

GRANTOR(S)

Digital Partners RE Old Hickory, LLC, a Tennessee Limited Liability Company

By: _____
Travis Watkins

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 13th day of September, 2021, before me, appeared Travis Watkins, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is a member of Digital Partners RE – Old Hickory, LLC, a Tennessee Limited Liability Company, and that said instrument was signed on behalf of said Digital Partners RE – Old Hickory, LLC and said officer acknowledged said instrument to be the free act of deed of Digital Partners RE – Old Hickory, LLC.

WITNESS my hand and seal, this the 13th day of September, 2021.

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

Shannon ONeill
Printed Notary Name

My commission expires: 11/12/2024

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that his electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/13/21 (date of document).

Jennifer L. Pennell

9/13/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of September, 2021.

Katherine Warren
Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal
KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022