WARRANTY DEED

Karen Johnson Davidson County
Batch# 728143 DEEDWARR
09/30/2021 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20210930-0131895

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF September, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GAIL DORMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert R. Perkins	Bank of England	
(NAME)	(NAME)	
3319 Quail View Drive	1820 Swarthmore Ave	108120A05700CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Lakewood NJ 08701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Delores Brown, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Robert R. Perkins, an unmarried man,** 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:

Being Unit No. 21 on the Plan of Quail Valley, Section 4, Phase VII, of record in Plat Book 5200, Page 522, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Delores Brown, by virtue of that certain Quit Claim Deed dated December 1, 2016, and being of record at Instrument No. 20161207-0128563 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Reservations, conditions, powers, easements, options, covenants, agreements and limitations on title, and all other provisions contained in or incorporated by the Master Deed of record at Instrument NO. book 6903, Page 123 and corrected at Book 9082, Page 873, as amended at in the Register's Office including all exhibits attached thereto and incorporated therein by reference and /or any instrument creating the estate or estates hereby insured as shown on Schedule A hereof, and any other allied instrument referred to in and aforesaid instruments, including those recorded in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 3319 Quail View Dr. Nashville, TN 37214
(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 29th day of September, 2021.

Delores Brown

Delores Brown

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Delores Brown** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

This 29th day of September, 2021.

Jacqueline G Brown

Notary Public

My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Chastin M. Johnston *(custodian's name)*, 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 29, 2021 *(date of document)*.

Custodian's Signature 9/29/2021 date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 29th day of September, 2021.

Notary Public

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

MY COMMISSION EXPIRES: _____