Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

..aren Johnson Davidson County
Batch# 740593 DEEDWARR
10/21/2021 11:43:32 AM 3 pgs
Fees: $18.00 Taxes: $1,992.45

20211021-0141381

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $538,500.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 10/18/2021. NOTARY PUBLIC MY COMMISSION EXPIRES

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4538

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Corbitt Howard and Roger Howard		105-04-0-007.00
14 Perkins Street	New Owner	
Nashville, TN 37210		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Sierra Rose Breza, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Corbitt Howard, a single man, and Roger Howard, a married man

HEREINAFTER CALLED THE GRANTEE(S), THEIR 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. 429 in Maury & Claiborne's Addition to South Nashville a plan of which is of record in Plat Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 429 fronts 40 feet on the Northerly side of Perkins Street, and runs back between parallel lines with the Easterly margin of Claiborne Street 150 feet to an alley, 20 feet wide.

Being a portion of the same property conveyed to Yellowball Development, GP by Warranty deed from Jared Sciullo and Jenny Sciullo, husband and wife of record in Instrument No. 20180803-0076593 Register's Office for Davidson County, Tennessee, dated August 03, 2018 and recorded on August 03, 2018.

Being the same property conveyed to Sierra Rose Breza, unmarried by Warranty deed from Yellow Ball Development GP of record in Instrument No. 20200402-0035388 Register's Office for Davidson County, Tennessee, dated March 25, 2020 and recorded on April 02, 2020. Being also known as 14 Perkins Street Nashville, Tennessee 37210. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 14 Perkins 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on October 18, 2021.

Sierra Rose Breza

Sierra Rose Breza

STATE OF

COUNTY OF

STATE OF Florida

COUNTY OF Jefferson

Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, Sierra Roase Breza, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained. Appeared via A/V technology and produced photo ID as identification

My commission expires: 07/18/2025

Notary Public

Witness my hand and official seal, this October 19th 2021.

Online Notary

Notary Public Daniel Lee

My Commission Expires: 07/18/2025

DANIEL LEE
Notary Public - State of Florida
Commission # HH 110270
Expires on July 18, 2025

File #: 2021-4538

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

Notarized online using audio-video communication

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 19, 2021.

J. Carlton Drumwright

10/19/21
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 10/19/21.

Cheryl D. Bolander
Notary

My Commission Expires: 9/20/2025

