This Instrument Prepared by & Return to:
Title Geeks, LLC
30 Crossland Avenue, Suite 201B
Clarksville, TN 37040
File No.: 2021-230

Karen Johnson Davidson County
Batch# 754319 DEEDWARR
11/15/2021 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20211115-0151367

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brandon J. Perry and Chantaeus M. Perry 420 Walton Lane Unit #G30 Madison, TN 37115	New owner	051 15 0A 030.00

THIS INDENTURE, made this 7th day of October, 2021 by

Patricia D. Kassel, Trustee of the PDK Investment Trust

of Davidson County, Tennessee, hereinafter referred to as **Grantor,** and

Brandon J. Perry and Chantaeus M. Perry, husband and wife

of **Davidson** County, Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLAR ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated inEnter Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. G-30, as shown on the Plat of Quail Creek Condominium, of record in Book 6328, Page 89, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Quail Creek Homeowner's Association, all as described in Book 6328, Page 44, et seq, said Register's Office to which Plan reference is hereby made for more complete and accurate legal description.

Being the same property conveyed to Patricia D. Kassel, Trustee of the PDK Investment Trust by Warranty Deed dated January 8, 2019, from Mary Colleen West, unmarried of record in Instrument Number 20190114-0003560 said Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 420 Walton Lane, Unit #G30, Madison, TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2021 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Granter will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular orplural, as the case may demand.

IN WITNESS WHEREOF, the said Granter hereunder sets his/her hand and seal the day and yearfirst above written.

PDK Investment Trust

Patricia D. Kassel, Trustee

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public for said County and State Patricia D. Kassel, Trustee of the PDK Investment Trust, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Murfreesboro, Tennessee on this the 7th day of October, 2021.

NOTARY PUBLIC
My commission expires: 11/06/2024

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this the 7th day of October, 2021.

NOTARY PUBLIC
My commission expires: 11/06/2024

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Carline Mazard Saunders, 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 10/7/2021 (date of document).

Affiant Signature

10/7/2021
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 7th day of October, 2021.

KALEEA HARPER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires March 12, 2025