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

39-B
File #21-1700

Karen Johnson Davidson County
Batch# 758587 DEEDWARR
11/19/2021 03:02:08 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20211119-0154370

# 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 **Connie C. Johnson, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Allen Perry, married**, 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:**

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Burchwood Gardens, Section II, of record in Book 2900, Page 66, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ann O. Caton, unmarried, by deed dated March 18, 1999, and recorded March 19, 1999, from Joey Catignani, Jr. and wife, Denise D. Catignani, of record in Book 11391, page 881 and being the same property conveyed to Connie C. Johnson, by deed dated July 30, 1999, and recorded October 25, 2002, from Ann O. Caton, unmarried, of record in Instrument Number 20021025-0130948, Register's Office for Davidson County, Tennessee.

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: 1925 Berkshire Drive, Nashville, TN 37216.**

**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 #: |
|---|---|---|
| Allen Perry<br>1725 Stokes Lane<br>Nashville, TN 37215 | NEW OWNER | 072-12-0-305.00 |

**WITNESS THE EXECUTION HEREOF** this 17th day of November, 2021.

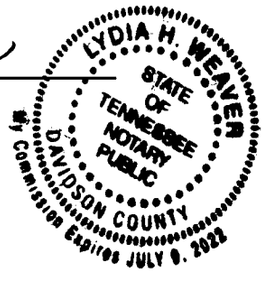
X Connie C. Johnson
**Connie C. Johnson**

**State of Tennessee )**
**County of Davidson )**

On this 17th day of November, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Connie C. 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.

Lydia H. Weaver
Notary Public

My Commission Expires: 7/9/22




**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 385,000.00.**

Affiant

Sworn and subscribed before me on this the 17th day of November, 2021.

Lydia H. Weaver
Notary Public

My Commission Expires: 7/9/22

