[redacted]

Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
JOHN O. WINDSOR, MSB NO. 102155
POST OFFICE DRAWER 1860
602WALDRON STREET
CORINTH, MISSISSIPPI 38835
(662) 872-0121

Karen Johnson Davidson County
Batch# 777374 DEEDWARR
12/21/2021 12:37:08 PM 2 pgs
Fees: $13.00 Taxes: $2,830.50

20211221-0168533

Return to:
JOHN O. WINDSOR, MSB NO. 102155
POST OFFICE DRAWER 1860
602 WALDRON STREET
CORINTH, MISSISSIPPI 38835
(662) 872-0121

WARRANTY DEED

KNOW ALL MEN BY THESE PREMISES, that we, **TERRY RIDER and wife, DOROTHY RIDER,** have this day bargained and sold to **DONNA PEREZELLA and MARK FISHMAN, husband and wife**, for the consideration of Ten and No/100 ($10.00) Dollars to us in hand paid, the receipt of which is hereby acknowledged, the following tract of land, lying and being in McNairy County, State of Tennessee, and being more particularly bounded and described as follows:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 905 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed of Encore, a Master Condominium of record as Instrument No. 20080225-0018429 and Attorney's Certificate recorded in Instrument No. 20080225-0018430 and Master Deed of Encore, a Master Condominium of record as Instrument No. 20080225-0018425 and Attorney's Certificate recorded in Instrument No. 20080225-0018426 and amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929 to include parking spaces number 17 and 19. Further Amended in Instrument No. 20151203-0122000, Instrument No. 20170324-0029048 and Instrument No. 20181016-0102535 to include Storage Unit 5-46, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Terry Rider by Warranty Deed of record in Instrument 20200911-0103748 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the same to the said **DONNA PEREZELLA and MARK FISHMAN,** and their heirs, forever, we covenant that we are lawfully seized of said land, have a good right to convey the same, and that it is unencumbered except for the restrictive covenant noted hereinabove, and the 2021 Davidson County, Tennessee property taxes which are prorated at closing, and we bind myself and our heirs to warranty and forever defend the title of the same to the said **DONNA PEREZELLA and MARK FISHMAN,** and their heirs, forever, against the lawful claims of all persons.

WITNESS the undersigned signature(s), this the 17 day of December, 2021.

TERRY RIDER **DOROTHY RIDER**

STATE OF MS
COUNTY OF Alcorn

PERSONALLY APPEARED before me, the undersigned authority in and for the said county and state, on this 17 day of December, 2021, within my jurisdiction, the within

named, **TERRY RIDER and wife, DOROTHY RIDER**, executed the above and foregoing instrument on the date and year therein mentioned.

NOTARY PUBLIC

My Commission Expires:

STATE OF MS
COUNTY OF Alcorn

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 124899 JESSICA R. VANEATON Commission Expires Aug. 2, 2022 ALCORN COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $765,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17 DAY OF December, 2021.

NOTARY PUBLIC

My Commission Expires:

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 124899 JESSICA R. VANEATON Commission Expires Aug. 2, 2022 ALCORN COUNTY

Property Address:
301 Demonbreun St. #905
Nashville, TN 37201
Parcel #: 093060A20800CO

Mail tax notices to:
Donna Perezella and Mark Fishman
~~130 Seapoert Blvd~~
130 Seaport Blvd #802
Boston MA 02210