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

Name and Address of New Owner:
Alexandrea McKenzie Perkins

Send Tax Bills To:
Alexandrea McKenzie Perkins

This Instrument Prepared By:
Kimbra D Spann
5 Star Title of Tennessee, LLC
1616 Westgate Circle
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 795618 DEEDWARR
01/26/2022 11:25:53 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50



20220126-0009412

Map & Parcel No: 094-08-0-035.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Alice Anne Fleenor, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alexandrea McKenzie Perkins,** unmarried "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Dahlia Gardens, of record in Plat Book 2663, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alice Fleenor, a single woman by Warranty deed from Lino Toral, a married man of record in Instrument No. 20191223-0132006 Register's Office for Davidson County, Tennessee, dated December 18, 2019 and recorded on December 23, 2019. (Value of consideration shown in aforementioned deed $170,000.00.) Being also known as 1911 Dahlia Drive Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of January, 2022.

Alice Anne Fleenor (SEAL)
Alice Anne Fleenor

STATE OF TENNESSEE
COUNTY OF HAWKINS

On this 24th day of January, 2022, before me personally appeared Alice Anne Fleenor, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of January, 2022.

Notary Signature
My commission expires: Deborah A Lewellen My Commission Expires 03/25/2023

DEBORAH ANN LEWELLEN STATE OF TENNESSEE NOTARY PUBLIC GREENE COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Alice Anne Fleenor
Alice Anne Fleenor

DEBORAH ANN LEWELLEN STATE OF TENNESSEE NOTARY PUBLIC GREENE COUNTY

STATE OF TENNESSEE
COUNTY OF HAWKINS

Sworn to and subscribed before me this 24th day of January, 2022.

Notary Signature
My commission expires: Deborah A Lewellen My Commission Expires 03/25/2023