**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 814075 DEEDWARR
03/02/2022 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220302-0023861

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $350,000

Affiant Signature

Subscribed and sworn to before me on this the 18 Day of Feb, 22.

Notary Public
My Commission expires: 7-7-25

CHRISTINE SISSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

**NAME AND ADDRESS OF PROPERTY OWNER:**
Newhouse Properties, LLC
512 Bowerwood Cir
Cookeville, TN 38501

**SEND TAX BILLS TO:**
Newhouse Properties, LLC
512 Bowerwood Cir
Cookeville, TN 38501

**MAP AND PARCEL NUMBER: Tax ID #:** 08203014400

# WARRANTY DEED
**22NT00276**

Effective the 18th Day of Feb, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**Rochelle C. Perkins**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Newhouse Properties, LLC**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY**, Tennessee, described as follows, to wit:

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:**

**Being Lot No. 1 on the Plan of V.S. Lindsley's Addition to East Nashville, a resubdivision of parts of Lots 126 and 127, of record in Plat Book 3500, Page 36, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**Being the same property as conveyed to Rochelle C. Perkins, unmarried by Warranty Deed from Donald C. Battle dated 11/20/2003 recorded 12/08/2003 in Book NA, Page NA, as Document Number 20031208-0175795, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

**This is an improved property commonly known as: 204 Cleveland St, Nashville, TN 37207-5443**

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, their heirs and assigns, forever. We do covenant with 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 is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 18th day of Oct, 2022

**Rochelle C. Perkins**

State of TN )
County of Davidson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Rochelle C. Perkins** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of Oct, 2022.

Notary Public

My Commission expires: 1/15/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/15/2024

**Tennessee Certification of Electronic Document**

I, Cortney Jacks 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 Feb 18, 2022 (date of document).

Affiant Signature

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this ____ of _____, 2022.

(SEAL)

Notary's Signature
My Commission Expires:

