THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36985-03-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,200,000.00. Affiant Subscribed and sworn to before me this 11th day of April, 2022. Notary Public My Commission Expires: 11/15/25

JESSE TALFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 842364 DEEDWARR
04/20/2022 08:09:30 AM 4 pgs
Fees: $23.00 Taxes: $8,140.00
20220420-0045359

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Robert Richards ~~101 Brook Hollow Road~~ 256 Geris Way ~~Nashville, TN 37205~~ Lebanon, TN 37087	New Owner	Map and Parcel No.: 12908000200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronald E. Perry and Betty H. Perry, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Richards, unmarried** ("Grantee"), his heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 101 Brook Hollow Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 11th day of April, 2022.

Ronald E. Perry

Betty H. Perry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ronald E. Perry and Betty H. Perry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of April, 2022.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being part of the Lot No. 55 on the Plan of Section I, West Meade Farms, Inc., of record in Book 1424, page 47, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the northerly margin of Harding Road, the common corner of Lots 55 and 56; thence with the line between said lots, northwesterly 564.3 feet to the southerly line of Lot 54; thence with the line of Lot 54, northeastwardly 243.6 feet to the westerly margin of Brook Hollow Road; thence with the margin of said Road; southeastwardly 562.3 feet more or less to a point in the northerly margin of Harding Road; thence with the margin of said Road, southwestwardly 243 feet more or less to the beginning.

Being the same property conveyed to Betty H. Perry, married by deed dated March 10, 1999 from James W. Ward, Jr. and spouse, Susanne J. Ward of record in Book 11379, Page 466, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 22, 2020 of record in Instrument No. 20200629-0070225, Register's Office for Davidson County, Tennessee, Betty H. Perry, married, conveyed subject property to Ronald E. Perry and Betty H. Perry, husband and wife.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 12908000200.
2. Restrictive Covenants contained in an instrument of record in Book 1427, Page 19, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 1424, Page 47, Register's Office for County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 4-11, 2022.

Affiant
Date: April 13, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 13 day of April 2022.

Notary Public

My Commission Expires: 5/5/2025

