THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220340222** Karen Johnson Davidson County Batch# 851655 DEEDWARR 05/06/2022 10:36:08 AM 2 pgs Fees: $13.00 Taxes: $8,880.00 20220506-0052430	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,400,000.00. Affiant Subscribed and sworn to before me, this 27th day of April, 2022. Notary Public My Commission Expires:

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas S. Bannen 10 Old Club Court Nashville TN 37215	New Owner	Tax Parcel ID No. 104-14-0H-086.00 CO

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, **Adelynn S. Perry, Trustee of the Adelynn S. Perry Revocable Trust, Established by the Revocable Trust Agreement of Adelynn S. Perry, dated March 28, 2003, as to a ½ interest, and Adelynn S. Perry Four-Year Qualified Personal Residence Trust dated December 17, 2012, as to a ½ interest** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas S. Bannen**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22, on the Plan of Whitworth, Phase 3, Section 3, of record in Book 7900, page 870-872, amended in Book 9582, page 842, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete and accurate legal description.

Being the same property conveyed to LYNN S. PERRY, by deed from MICHAEL R. SIMON, of record in Book 10789, page 382 , dated February 9, 1998 , said Register's Office.

Being further conveyed to ADELYNN S. PERRY, TRUSTEE OF THE ADELYNN S. PERRY REVOCABLE TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF ADELYNN S. PERRY, DATED MARCH 28, 2003 , by deed from ADELYNN S. PERRY of record in Instrument No. 20071016-0122833, dated October 11, 2007, said Register's Office. (LYNN S. PERRY AND ADELYNN S. PERRY one and the same person)

Being further conveyed a 1/2 (one-half) interest to ADELYNN S. PERRY FOUR-YEAR QUALIFIED PERSONAL RESIDENCE TRUST DATED DECEMBER 17, 2012, by deed from ADELYNN S. PERRY, TRUSTEE OF THE ADELYNN S. PERRY REVOCABLE TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF ADELYNN S. PERRY, DATED MARCH 28, 2003 , of record in Instrument No. 20130111-0003941, dated December 17, 2012, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 104-14-0H-086.00 CO.

Matters shown on the Plan of record in Plat Book 7900 , page 870-871 and in Book 9582, page 872 said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an

instrument of record in Book 9567, page 185, Book 9567, page 301 and Book 9582, page 872, said Register's Office.

This is improved property located at 10 Old Club Court Nashville TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 27th day of April, 2022.

The Adelynn S. Perry Revocable Trust, Established by the Revocable Trust Agreement Of Adelynn S. Perry dated March 28, 2003

Adelynn S. Perry, Trustee
By: Adelynn S. Perry, Trustee

The Adelynn S. Perry Four-Year Qualified Personal Residence Trust dated December 17, 2012

Adelynn S. Perry, Trustee
By: Adelynn S. Perry, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adelynn S. Perry, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Adelynn S. Perry Revocable Trust, Established by the Revocable Trust Agreement of Adelynn S. Perry, dated March 28, 2003 and that she is the Trustee of the Adelynn S. Perry Four-Year Qualified Personal Residence Trust dated December 17, 2012, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of April, 2022.

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

My Commission Expires: _____