Karen Johnson Davidson County
Batch# 853423 DEEDWARR
05/11/2022 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20220511-0053741

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $330,000.00 x Kayla Perlstein Affiant Subscribed and sworn to before me, this the 29th day of April 2022. Notary Public My commission expires: 1-11-26 (Affix Seal)
Fidelity Residential Solutions 2600 Dallas Parkway Suite 101 Frisco, TX 75034 853648 2021-31655 Leslie Wei	Diane M. March STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Kayla Perlstein	NAME: Same
STREET ADDRESS: 2700 Nashboro Blvd. Nashville, TN 37217	STREET ADDRESS:
MAP & PARCEL NO.: 135 12 0E 275.00	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sandra Porter, a single woman hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Kayla Perlstein an unmarried woman

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 275, on the Plan of Nashboro Village At Fairway Pointe, Tract 21, Phase Two, as established by the Declaration of Restrictive Covenants of record in Book 11703, Page 520; Instrument No. 20000316-0027171; Instrument No. 20010322-0027768; Instrument No. 20031118-0168332; Instrument No. 20050222-0018813; Instrument No. 20050222-0018814; and Instrument No. 20091105-0102438, and as shown on the plan of record in Book 4660, Page 159, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sandra Porter by Deed dated February 13, 2014 from Yoon Je Lee, married, recorded February 18, 2014, in Instrument Number 20140218-0013659, in the Official Records of Davidson County, Tennessee.

This is improved property known as: 2700 Nashboro Blvd., Nashville, TN 37217

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 27 day of October, 2021.

X Sandra Porter
Sandra Porter

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Sandra Porter, Single (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 27 day of October, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Willie C. Boothe Jr
Notary Public
My commission expires 07/07/2025

WILLIE C. BOOTHE JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Diane March,** 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 this the 29th day of April, 2022.

Affiant Signature
Date 04/29/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29th day of April, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

