Karen Johnson Davidson County
Batch# 861470 DEEDWARR
05/24/2022 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20220524-0059965

**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corporation
2 Cadillac Drive
Brentwood, TN 37027
P22-10071-PL

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **William M. Perry and Margery F. Perry** | **SAME** | |
| 2609 S Highlands Drive | | 142-16-0C-032.00 |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Charlotte Dvorak, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William M. Perry and Margery F. Perry, husband and wife,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Devon Highlands, Phase II of record in Plat Book 7900, Page 517, 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 Charlotte Dvorak by Warranty Deed from John W. Webster, Jr. and wife, Melceina L. Webster of record in Instrument No. 20041119-0139312 Register's Office for Davidson County, Tennessee, dated November 09, 2004 and recorded on November 19, 2004.**

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantees; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **2609 S Highlands Drive, Nashville, TN 37221**

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; and I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have 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 GRANTEES, their heirs and assigns, against 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 16th day of May, 2022.

Charlotte Dvorak

Charlotte Dvorak

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charlotte Dvorak,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16th day of May, 2022.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

***Please Return to:***
**Magnolia Title & Escrow**
**150 N Royal Oaks Blvd**
**Franklin, TN 37067**

Certificate of Authenticity

I, Elizabeth Yerger, 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 **May 16, 2022**.

Affiant Signature

**May 18, 2022**

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

**18th** day of **May**, 20**22**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

