Karen Johnson Davidson County
Batch# 862190 DEEDWARR
05/25/2022 09:45:51 AM 2 pgs
Fees: $13.00 Taxes: $2,686.20
20220525-0060477

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1183

# WARRANTY DEED

**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, the undersigned **Allen Perry, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ryan Snelson and Elyse Rose Snelson, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit A together with applicable common elements, as established by the Declaration of Covenants and Restrictions for Homes at 626 Vernon Avenue a Horizontal Property Regime with Private Elements of record as Instrument No. 20210127-0012303, Register's Office for said County, said Unit being identified and shown on the Plat attached thereto, to which reference is hereby made for a more complete description of said unit.

Being part of the same property conveyed to Allen Perry by Warranty Deed from Debra Sutton Kelley and Earl Carlton Sutton, Jr, as Co-Executors of the Estate of Audrey F. Sutton, dated June 5, 2020 of record in Instrument No. 20200609-0059279, Register's Office, Davidson County, Tennessee. Allen Perry is married; however, the Grantor nor the Grantor's spouse have lived in the property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 626 A Vernon Avenue, Nashville, TN 37209.**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

**NEW OWNER:**
**Ryan Snelson**
**626 A Vernon Avenue**
**Nashville, TN 37209**

**RESPONSIBLE FOR TAX PAYMENT**
New Owner

**TAX MAP-PARCEL #:**
**091-0-54K-001.00**

**WITNESS THE EXECUTION HEREOF** this 18th day of May, 2022.

**Allen Perry**

**State of Tennessee )**
**County of Davidson )**

On this 18th day of May, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Allen Perry, the bargainor(s), 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 acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 726,000.00.**

Affiant

Sworn and subscribed before me on this the 18th day of May, 2022.

Notary Public

My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY