FILE # BS85715

BOX 14

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

Karen Johnson Davidson County
Batch# 866278 DEEDWARR
06/02/2022 10:59:54 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20220602-0063650

39-B
File #22-1194

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, married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Whitney Terese Price, an unmarried woman, and Desmond Deantrea McGuire, an unmarried man, as joint tenants with right of survivorship**, 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 No. B on the Plan of Homes at 626 Vernon Avenue, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et. Seq. as amended, Tennessee Code Annotated, as established by the Declaration of Covenants and Restrictions for Homes at 626 Vernon Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210127-0012303, Register's Office for said Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 626 Vernon Avenue, a Horizontal Property Regime with Private Elements, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20210127-0012303, Register's Office for Davidson County, Tennessee, for a more complete identification and 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. The Grantor is married; however, the subject property has not been the residence of the Grantor or Grantor's spouse or issue.

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 B 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:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Whitney Terese Price Desmond Deantrea McGuire 626 B Vernon Avenue Nashville, TN 37209	FirstBank PO Box 388 Lexington, TN 38351	091-0-54K-002.00

WITNESS THE EXECUTION HEREOF this 31st day of May, 2022.

Allen Perry by AC his attorney in fact

Allen Perry by Angela Williamson, His attorney in Fact

State of Tennessee)
County of Davidson)

On this 31st day of May, 2022, before me personally appeared Angela Williamson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Allen Perry, acknowledged that such person executed the same as the free act and deed of Allen Perry.

Notary Public

My Commission Expires: 9/2/24

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 725,000.00.**

Affiant

Sworn and subscribed before me on this the 31st day of May, 2022.

Katherine Goodson
Notary Public

My Commission Expires: Jan. 3, 2023

KATHERINE E. GOODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.