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

39-B
File #22-1187

Karen Johnson Davidson County
Batch# 867195 DEEDWARR
06/03/2022 03:12:07 PM 2 pgs
Fees: $13.00 Taxes: $2,682.50
20220603-0064520

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 **Steven Chase Fann, an unmarried man and Madeline Merlo, an unmarried woman**, 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 628 Vernon Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210127-0012298, 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. The Grantor is married; however, the subject property has not been the residence of the Grantor or the 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: 628 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:
Steven Chase Fann
628 A Vernon Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT
New owners

TAX MAP-PARCEL #:
091-0-54J-001.00

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

Allen Perry by 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.

Notary Public

My Commission Expires: 07/09/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024