Karen Johnson Davidson County
Batch# 869433 DEEDWARR
06/10/2022 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,931.40
20220610-0066228

THIS INSTRUMENT PREPARED BY AND RETURN TO: **MHPS Title & Escrow** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $522,000.00 Eric J Perkerson AFFIANT Subscribed and sworn to before me, this 31 day of May, 2022 Jessica Ann Clegg NOTARY PUBLIC My Commission Expires: 02-01-2023

JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-01-2023

WARRANTY DEED

Address New Owner: Gillis Family Trust 822 Vosseller Avenue Martinsville, NJ 08836	**Send Tax Bills To:** New Owner	**Tax Information:** 060-11-0B-048.00-CO

FOR AND IN CONSIDERATION of the sum of Five Hundred Twenty Two Thousand Dollars and No Cents ($522,000.00), paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 31st day of May 2022, the undersigned, **Eric Joel Perkerson,** an unmarried person, hereinafter called the Grantor, has bargained, sold, and by these presents does transfer and warrant to **Joseph Gillis,** as Trustee of the Gillis Family Trust u/a/d December 27, 2012, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, and having an address of **769 Cottage Park Drive, Nashville, TN 37207**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 48, COTTAGE PARK, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, as shown on plat of record in Instrument No. 20151203-0122006, as amended in Instrument No. 20160126-0007567 and 20160928-0102452 in the Register's Office,

Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Eric Joel Perkerson, a single man, by Warranty Deed dated December 29, 2017, and recorded January 3, 2018, from D225, LLC, a Tennessee limited liability company, of record in Instrument No. 20180103-0000754, Register's Office of Davidson County, Tennessee.

This is improved property known as 769 Cottage Park Drive, Nashville, TN 37207.

Further, this conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions and (5) other matters of public record.

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(s) their heirs and assigns forever and we covenant with the said Grantee(s) that we are 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 we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomever.

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.

This the 31st day of May, 2022.

Eric J Perkerson

Eric Joel Perkerson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Eric Joel Perkerson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31 day of May, 2022

Jessica Ann Clegg

Notary Public
My Commission Expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023

Tennessee Certification of Electronic Document

I, John L. Bibb, 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 31, 2022 (date of document).

Affiant Signature

May 31st, 2022
Date

State of TN

County of Maury

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

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY