Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-VG-22-2828

Karen Johnson Davidson County
Batch# 873938 DEEDWARR
06/17/2022 04:05:57 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20220617-0070025

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $425,000.00

Affiant Signature

Subscribed and sworn to before me on this the 15th Day of June, 2022

Notary Public

My Commission expires 07 / 09 / 24

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

NAME AND ADDRESS OF PROPERTY OWNER:
Alexander Louis Albi & Eleanor Lynn Jarvinen
2828 Emery Drive
Nashville, TN 37214
SEND TAX BILLS TO:
Alexander Louis Albi & Eleanor Lynn Jarvinen
2828 Emery Drive
Nashville, TN 37214
MAP AND PARCEL NUMBER: Tax ID #: 09609015100

WARRANTY DEED

22NT00874

Effective the 15 Day of June, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Perry Developments, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Eleanor L. Jarvinen, single and Alexander L. Albi, single, as tenants in common with right of survivorship

Hereinafter called the GRANTEES, their 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 Lot No. 288, on the map of Cloverhill Subdivision Section VI, as of record in Book 2133 page 89, Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Said Lot No. 288 begins at a point in the northerly margin of Emery Drive, the common front corner of Lots Nos. 287 and 288; thence westerly along said drive 70 feet to a point; the beginning of a curve; thence 31.42 feet around said curve to point in the easterly margin of Kent Road; thence northerly 143.8 feet along said road to a point; thence northerly 30 52' East 90 feet to a point, the common rear corner of Lots Nos. 287 and 288; thence southerly 163.3 feet to the point of beginning.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.
Being the same property as conveyed to Perry Developments, LLC by Warranty Deed from LJS Properties, LLC dated 03/07/2022 recorded 04/06/2022 in Book -, Page -, as Document Number 20220406-0040086, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 2828 Emery Dr, Nashville, TN 37214-3214

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. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 15 day of June, 2022

Jerome Perry, Managing Member, Perry Developments, LLC

State of Tennessee}
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jerome Perry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of Perry Developments, LLC, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, this the 15 day of June, 2022.

Notary Public

My commission expires: 7-9-2024

