Karen Johnson Davidson County
Batch# 880728 DEEDWARR
06/29/2022 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20220629-0075353

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

CHARLES D. LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$460,000.00**

Subscribed and sworn to before me this 28th day of June, 2022.

Notary Public **Affiant**
My Commission Expires: 3/3/26

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Jose A Perez and Adriana Perez **524 Sarver Avenue** **Madison, Tennessee 37115**	Same as new owner.	043-02-0C-009.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **PARADISE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** has this day bargained and sold, and does hereby transfer and convey unto the said **JOSE A PEREZ AND ADRIANA PEREZ, HUSBAND AND WIFE,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 9, as shown on the map entitled Final Plat, Amqui Place, Section 3, of record as Instrument No. 20191218-0130360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to PARADISE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by deed from TRACY WOODWARD, THANE MYERS, LEANNA RADNEY AND DIANE WHITE, of record as Instrument No. 20101215-0099848, dated December 6, 2010, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 my hand this 28 day of June, 2022.

PARADISE PROPERTIES, a Tennessee General Partnership
By: James L. Paradise, Managing Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Russell E. Freeman a Notary Public in and for said County and State, **James L. Paradise**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person to be a partner of Paradise Properties, a Tennessee General Partnership, the within named bargainor, and that such partner executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership, Paradise Properties, as a partner.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 28th day of June, 2022.

My Commission Expires: 12/03/2024

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 06/28/2022 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 06/28/2022

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 28 **day of** June, **2022.**

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.10.2024

  Notary's Seal (if on paper)

