WARRANTY DEED

Karen Johnson Davidson County
Batch# 923546 **DEEDWARR**
09/30/2022 10:41:01 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20220930-0108018

B-BMK-22-7168

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard Perkerson, III **Jenna B Perkerson**	NEW OWNER	
(NAME)	(NAME)	
7168 Commonwealth Circle		**126-15-0B-260.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL WEBER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD PERKERSON, III, UNMARRIED AND JENNA B PERKERSON, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Lexington Pointe Subdivision, Section Three, of record in Instrument No. 20020116-0006331, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael Weber, unmarried by Warranty Deed from Virginia M. Ohlman, unmarried of record in Instrument No. 20180301-0019279 Register's Office for Davidson County, Tennessee, dated February 28, 2018 and recorded on March 01, 2018. Michael Weber, having since married. His spouse, Meghan Grace joins in execution of this instrument to convey any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20020116-0006331, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20001018-0103445 as supplemented and restated at Instrument No. 20010522-0052909 and re-recorded at Instrument No. 20020214-0019754 and Instrument No. 20020219-0021061, Register's Office for Davidson County, Tennessee.
- By Laws of record in Instrument Number 20150220-0014706, in the Register's Office for Davidson County, Tennessee.
- Charter and By-Laws of Lexington Point Homeowners Association of record in Instrument Number 20001020-0104424, in the Register's Office for Davidson County, Tennessee.
- Permanent Drainage Easement of record in Instrument Number 20020729-0090373, in the Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument Number 20020729-0090372, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress and egress for vehicular access of record in Book 11669, Page 847, in the Register's Office for Davidson County, Tennessee.
- Open Space Common Area of record in Instrument Number 20150123-0006862, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7168 Commonwealth Circle, Nashville, Tennessee 37221**.

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 do 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 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 my/our hand(s) this the 21st DAY OF SEPTEMBER, 2022.

Michael Weber

Meghan Grace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL WEBER AND MEGHAN GRACE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212