WARRANTY DEED

Karen Johnson Davidson County
Batch# 924730 DEEDWARR
10/03/2022 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20221003-0108900

Y-CRE-22-370-D3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/2025 (AFFIX SEAL)

M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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)
Cody Skinner	CMG Mortgage	
(NAME)	(NAME)	**147-03-0B-081.00-CO**
370 Wallace Rd D-3	3160 Crow Canyon Rd #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Ramon CA 94583	
(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, **JONATHAN LOUIS PERRY, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CODY SKINNER, UNMARRIED,** 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 Unit No, D-3, of Southern Hills Condominium created under Title 66, chapter 27, Section 101, et, seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Jonathan Louis Perry, an individual by Warranty deed from Melvin O. Villalobos, married of record in Instrument No. 20200930-0112568 Register's Office for Davidson County, Tennessee, dated September 09, 2020 and recorded on September 30, 2020.

Jonathan Louis Perry having since married. Subject property having never been his primary or marital residence.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Master Deed establishing a Horizontal Property Regime of Southern Hills Condominium of record in Book 6594, Page 502, as amended in Book 7044, Page 209 and Instrument No. 20010924-0103170, and Appointment of Successor Trustee recorded in Instrument No. 20170403-0032217, Register's Office for Davidson County, Tennessee.
- Charter of Southern Hills Condominium Association, Inc. of record in Book 6594, Page 563, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Southern Hills Condominium Association, Inc. of record in Book 6594, Page 547, in the Register's Office for Davidson County, Tennessee.
- Sewer easement conveyed to the First Suburban Water Utility District of Davidson County, Tennessee of record in Book 4435, Page 29, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6695, Page 22, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 6576, Page 69, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 11201, Page 741, 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: **370 Wallace Rd D-3, Nashville, Tennessee 37211**.

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 30th DAY OF SEPTEMBER, 2022.

Jonathan Louis Perry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN LOUIS PERRY, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

- **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 9-30-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 9-30-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd **day of** October **, 2** 022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM