WARRANTY DEED

Karen Johnson Davidson County
Batch# 927017 DEEDWARR
10/07/2022 02:01:37 PM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20221007-0110764

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 10/2/23

(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The John Franklin Floyd, Jr. and Caitlin Floyd Revocable	NEW OWNER	
(NAME)	(NAME)	158 12 0 002.00
1723 Kingsbury Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CARLA SMITH PERRY, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE JOHN FRANKLIN FLOYD, JR. AND CAITLIN FLOYD REVOCABLE TRUST U/A/D AUGUST 10, 2017,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 548 on the Plan of Hillsboro Park, Section 13, as of record in Book 4175, Page 19 and 20, Register's Office for said County.

Said Lot No. 548, fronts 215 feet on the Westerly side of Kingsbury Drive and extends back 777.5 on the Southerly line and 593.1 feet on the Northerly line to a dead line measuring 223 feet thereon.

Being the same property conveyed to Jesse Taylor Perry and wife, Carla Smith Perry, by Warranty Deed from Estes-Taylor Co., Inc., of record in Book 4340, Page 91, in the Register's Office of Davidson County, Tennessee, dated May 22, 1969 and recorded on June 6, 1969. The said Jesse Taylor Perry died on December 29, 2017, leaving Carla Smith Perry as surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

BOX 10-A

unimproved
This is improved x property, known as 1723 Kingsbury Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, 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 GRANTEES, 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 hand this 3rd day of October, 2022.

Carla Smith Perry BY: Jay Leslie Perry, Attorney in Fact

CARLA SMITH PERRY BY: JAY LESLIE PERRY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 3rd day of October, 2022, before me personally appeared Jay Leslie Perry, to me known to be the person who executed the foregoing instrument on behalf Carla Smith Perry and acknowledged that he executed the same as the free act and deed of Carla Smith Perry.

Witness my hand and official seal this 3rd day of October, 2022.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. Commission Expires 10/2/23

Notary Public