#2022-0594

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 944396 DEEDWARR
11/23/2022 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $9,510.85
20221123-0124089

39-B
File #22-1380

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Allen Perry and Leah Perry, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Casey Blackburn Alexander and Sunni Alexander, husband and wife**, hereinafter called the **Grantee**, Grantee's 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. 2 on the Plan of Resubdivision of Lot 1 of the Resubdivision of Lots 145 & 146 of Noel's Watkins Subdivision of Watkin's Grove of record in Instrument No. 20131107-0115769, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Allen Perry and Leah Perry, husband and wife by deed from The Focus Group of Tennessee, a Tennessee limited liability company, dated October 31, 2014, of record in Inst. 20141113-0104783, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1725 Stokes Lane, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Casey Blackburn Alexander **1725 Stokes Lane** **Nashville, TN 37215**	New Owner	**117-07-0-209.00**

WITNESS THE EXECUTION HEREOF this 22nd day of November, 2022.

Allen Perry

Leah Perry

State of Tennessee)
County of Davidson)

On this 22nd day of November, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Allen Perry and Leah Perry, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA L. BOSTON WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,570,500.00.**

Affiant

Sworn and subscribed before me on this the 23rd day of November, 2022.

Notary Public

My Commission Expires: 11/10/25

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 23 day of November, 2022.

K. Thomas Sidwell
Date: 11-23-22

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 23 day of November, 2022.

Notary Public
My Commission Expires: 1-21-26

