Karen Johnson Davidson County
Batch# 953624 DEEDWARR
12/21/2022 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20221221-0131653

SAMANTHA SMITH
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 $265,000.00

Affiant

Subscribed and sworn to before me, this 20th day of December, 2022.

Notary Public
My commission expires: 1-11-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Patrick O'Neil	New Owner	**05015000300**
3306 Leondale Ter	1085 W Sears Rd.	
Nashville, TN 37207	Pegram, TN 37143	

FOR AND IN 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 ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 3306 Leondale Terrace Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patrick O'Neil

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. 654, on the Plan of Section Four, Parkwood Estates, of record in Plat Book 3300, Pages 79 & 80, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Brandon Adams, Trustee of The 3306 Leondale Terrace Trust, by Warranty Deed from Michael A. Perry, Jr. and Gabrielle Perry and La'Keya Perry and La'Darius Christopher Fuqua, dated September 28, 2022, of record in Instrument No. 20220929-0107704, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael A. Perry and wife, Regina C. Perry, by Warranty Deed from Jerry Drake, joined by his spouse, Sherry G. Drake, dated 8/21/87, of record in Book 7334, Page 716, Register's Office of Davidson County, Tennessee. Regina C. Perry died on/about January 30, 2016 leaving Michael A. Perry as the surviving tenant by the entirety. Michael A. Perry died intestate on 1/30/16, leaving Michael A. Perry, Jr. and Gabrielle Perry as his sole heirs at law. Gabrielle Perry, conveyed her undivided one-half interest in subject property to Gabrielle Perry, La'Keya Perry, and La'Darius Christopher Fuqua, tenants in common with right of survivorship, by Quitclaim Deed dated 9/29/20 of record in Instrument No. 20201208-0143096, Register's Office of Davidson County, Tennessee. Reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 202209290107702, and Instrument No. 202209290107703, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 3306 Leondale Ter, Nashville, TN 37207.

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 in 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.

_____ Date: 12-20-22

The 3306 Leondale Terrace Trust
By: Brandon Adams
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 3306 Leondale Terrace Trust and that he is authorized by The 3306 Leondale Terrace Trust to execute this instrument on its behalf.

Witness my hand, at office, this 20th day of ~~November~~ December ss, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 1-11-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Kathryn Sipos, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/20/2022.
Date

Kathryn Sipos
Affiant Signature

12/20/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th day of December SS, 2022.

Notary's Signature
My Commission Expires: 11-26

Notary's Seal (if on paper)

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY