Karen Johnson Davidson County
Batch# 954251 DEEDWARR
12/21/2022 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,076.70
20221221-0131839

WARRANTY DEED

File #2022-0517

STATE OF TENNESSEE
COUNTY OF Cumberland

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $291,000.00.

Martha Jill Denney
Affiant

GLORIA J ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FENTRESS
My Comm. Expires 2/26/2024

Subscribed and sworn to before me on December 20, 2022.

Gloria J Robert
NOTARY PUBLIC
My Commission Expires: 2-26-24

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Annmarie K. Perrelle 4848 Bevendean Drive, D8 Nashville, TN 37211	New Owner	161 09 0A 090.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MICHAEL D. DENNEY AND MARTHA JILL DENNEY, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** has bargained and sold, and by these presents does transfer and convey unto **ANNMARIE K. PERRELLE, AN UNMARRIED WOMAN**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. D-8, as set forth in the Master Deed Establishing Brighton Village, Phase 6, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582, as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965, in the Register's Office for Davidson County, Tennessee, said Unit also being shown as part of Exhibit "E" and "A" to said Master Deed as amended.

Being the same property conveyed to MICHAEL D. DENNEY AND MARTHA JILL DENNEY, HUSBAND AND WIFE, by deed from MARVIN A. WHORLEY AND WIFE, SUSAN G. WHORLEY, of record in Instrument No. 20190529-0050811, dated May 23, 2019.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 4848 Bevendean Drive, Unit D8 Nashville, TN 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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on December 20th, 2022.

Grantor:

Michael D. Denney

Grantor:

Martha Jill Denney

STATE OF TENNESSEE
COUNTY OF Cumberland

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **MICHAEL D. DENNEY AND MARTHA JILL DENNEY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My commission expires: 2-26-24

GLORIA J ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FENTRESS
My Comm. Expires 2/26/2024

Certificate of Authenticity

I, Kathleen Hale McClellan, 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

Affiant Signature

12/21/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of December, 2022.

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

