This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19782-AP

Karen Johnson Davidson County
Batch# 969484 DEEDWARR
02/10/2023 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230210-0009946

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of February, 2023.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Allen Perry 4618 Lealand Lane Nashville TN 37220	New Owner	104-1-117.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joseph Mainini**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Allen Perry, married man**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 30, Block 26, Map of Subdivision of Plummer Place, according to survey and plat of same appearing of record in Plat Book 161, page 39, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lynne J. Archer by Warranty Deed from Philip D. Ashmore, dated October 30, 2000, recorded November 3, 2000, of record in Instrument No. 20001103-0109317, Register's Office for Davidson County, Tennessee. The said Lynne Archer having since died on September 19, 2020, property vesting in only surviving heir at law, Joseph Mainini, as attested to in Affidavit of Heirship of record in Instrument No. 20220321-0032125, said Register's Office.

Elizabeth Mainini joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **210 Chamberlin Street, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of February, 2023.

GRANTOR:

Joseph Mainini

Elizabeth Mainini

STATE OF CALIFORNIA
COUNTY OF Contra Costa

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joseph Mainini and Elizabeth Mainini, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of February, 2023.

Notary Public
My Commission expires: June 12, 2025

ENC1 FELICIA Y. MILLER
COMM. # 2360912
NOTARY PUBLIC • CALIFORNIA
ALAMEDA COUNTY
My Comm. Expires June 12, 2025 ENC1

202302100009946

- **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 2-9-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 2-10-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th **day of** February **, 2** 023 **.**

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