Karen Johnson Davidson County
Batch# 985717 DEEDWARR
03/28/2023 02:47:30 PM 5 pgs
Fees: $28.00 Taxes: $841.75
20230328-0022640

This instrument was prepared by:
Patricia R. Young
Perrone & Young
400 Sugartree Lane, #220
Franklin, TN 37064-3073

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Harold E. Perry, Sr. **Harold E. Perry, Jr.** **Samantha P. Ciangi** 1040 Somerset Downs Hendersonville TN 37075	Same	051 10 0A 123.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer is $227,500.00

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIANT

Sworn to and subscribed before me this 28th day of March 2023.

NOTARY PUBLIC

My commission expires: 07.03.2023

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged **Albert L. Watson, Jr.**, a single man (the Grantor"), by these presents does hereby quitclaim and convey unto **Harold E. Perry, Sr.,** widowed, **Samantha P. Ciangi,** married, and **Howard E. Perry, Jr.**, a single man, as joint tenants with the right of survivorship (the "Grantees"), their heirs and assigns, all of his right, title, and interest in certain real estate in Davidson County, Tennessee, more particularly described as follows:

A Planned Unit Development located in Davidson County, Tennessee, being Unit 1528 on the Plan of Oakland Trace PUD, of record in Book 6250, Page 906, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Albert Luther Watson, Jr. and wife, Diane B. Ross by deed from J. D. Campbell and wife, Mildred Ann Campbell, dated November 26, 1993, recorded on December 3, 1993, as Book 9174, Page 80, Register's Office for Davidson County, Tennessee.

The said Diane B. Ross is now deceased, having died on or about August 18, 2017, leaving Albert Luther Watson, Jr., as surviving tenant by the entirety. Albert Luther Watson, Jr. and Albert L. Watson, Jr. being one and the same person.

Being the same property conveyed to Albert L. Watson, Jr., Trustee of the Revocable Trust of Albert L. Watson, Jr., by Quitclaim Deed to Trustee UAD August 1, 2018, recorded August 1, 2018, and recorded on August 7, 2018, as Instrument 20180807-0077768, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Albert L. Watson, Jr., a single man, by Quit Claim Deed from Albert L. Watson, Jr., Trustee of the Revocable Trust of albert L. Watson, Jr. UAD August 1, 2018, of record at Instrument No. 20230223-0012951, Register's Office for Davidson County, Tennessee, dated February 23, 2023.

THIS IS IMPROVED PROPERTY KNOWN AS
1528 LEWIS ROAD, MADISON, DAVIDSON COUNTY, TENNESSEE, 37115

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit A**.

Grantor further covenants and binds himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

IN WITNESS WHEREOF, I have hereunto set my hand on this 23rd day of February 2023.

GRANTOR:

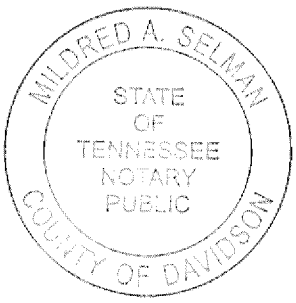
Albert L. Watson Jr. by PRY Atty in fact

ALBERT L. WATSON, JR., by Patricia R. Young, Attorney in Fact, pursuant to Power of Attorney of record as Instrument # 20230324-0021574, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a notary public in and for said State and County, **Patricia R. Young**, with whom I am personally acquainted (or on the basis of satisfactory evidence presented to me), and who, after being duly sworn acknowledged herself to be the attorney-in-fact for Albert L. Watson, Jr., the bargainor, and being authorized to do so she executed the foregoing warranty deed for the purposes therein contained by signing his name by her as his attorney in fact.

WITNESS my hand and official seal at Franklin, Tennessee, this 28th day of March 2023.



MILDRED A. SELMAN, Notary Public

My commission expires: 07.03.2023

EXHIBIT A

Permitted Exceptions

1. Taxes for the year 2023, which are a lien, but not yet due and payable, and for subsequent years, which are expressly assumed by the Grantees.

2. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 906, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6840, Page 637 and amended in Instrument No. 20010629-0069331, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. By-Laws for Oakland Trace P.U.D. of record in Book 6840, Page 647, Register's Office for Davidson County, Tennessee

5. Charter for the Homeowners Association of Oakland Trace P.U.D. of record in Book 6563, Page 611, Register's Office for Davidson County, Tennessee.

6. Quitclaim Deed for Common Area of record in Book 6859, Page 183, Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement of record in Book 6537, Page 774, in the Register's Office for Davidson County, Tennessee.

8. Rules and Regulations of HOA of record in Instrument Number 20151008-0102666, in the Register's Office for Davidson County, Tennessee.

9. Deed of Conveyance of record in Book 7121, Page 250 , Book 7121, Page 275 and Book 7316, Page 118, in the Register's Office for Davidson County, Tennessee.

10. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

11. Subject to rights of others in and to the common areas and/or elements.

TRUE COPY CERTIFICATION

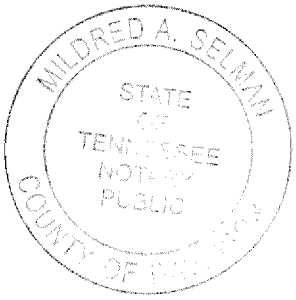
I, **Patricia R. Young**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document – **Warranty Deed** from **Albert L. Watson, Jr., Grantor**, to **Grantees Harold E. Perry, Sr., Harold E. Perry, Jr., Samantha P. Ciangi,** dated March 28, 2023 – tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

This 28th day of March 2023.

PATRICIA R. YOUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Patricia R. Young**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 28th day of March 2023.



MILDRED A. SELMAN, Notary Public

My commission expires: 07.03.2023