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

Karen Johnson Davidson County
Batch# 986404 DEEDWARR
03/29/2023 12:25:54 PM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20230329-0022878

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e #23-1087

WARRANTY DEI

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 **Michael R. Stewart and wife, Gayle B. Stewart**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Allen Perry, married** 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 78 on the Map of Eastland Acres, Section II, as of record in Book 2331, Page 7, in the Register's Office for said County.

Being the same property conveyed to Michael R. Stewart and wife, Gayle B. Stewart, by deed dated 08/01/1994 and recorded 12/01/1994, from Patricia Gayle Melton, now known as Gayle B. Stewart, of record in Book 9534, page 813, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David M. Melton and wife, Patricia Gayle Melton by deed from Eugene Martin Sullins and wife, Lassie C.Sullins, of record in Book 5520, page 539, Register's Office for Davidson County, Tennessee. David M. Melton and Patricia Gayle Melton, having since divorced and the said David M. Melton having conveyed his interest in subject property Patricia Gayle Melton, in Book 6213, page 70, Register's Office for Davidson County. Patricia Gayle Melton has since remarried and now known as Gayle B. Stewart.

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: 2413 Chapman Drive, Nashville, TN 37206.

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 #:
Allen Perry 4618 Lealand Lane Nashville, TN 37220	NEW OWNER	083-12-0-012.00

WITNESS THE EXECUTION HEREOF this 28th day of March, 2023.

Michael R. Stewart

Gayle B. Stewart

State of Tennessee)
County of Davidson)

On this 28th day of March, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael R. Stewart and Gayle B. Stewart, 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 Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE 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: **$ 420,000.00.**

Affiant

Sworn and subscribed before me on this the 28th day of March, 2023.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON