Karen Johnson Davidson County
Batch# 996836 DEEDWARR
04/27/2023 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20230427-0030954

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230343996

WESLEY BLOW NOTARY PUBLIC TENNESSEE My Comm Exp. 02-22-26 COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $365,000.00

Affiant

Subscribed and sworn to before me, this _____ day of April, 2023.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brittany Nicole Masterson, Benjamin Joseph Masterson, Theron Lynn Pfantz, and Sherry Gail Pfantz 1006 Virginia Avenue Nashville TN 37216	New Owner	Tax Parcel ID No. 061 11 0 147.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Perry Developments, LLC, a Tennessee limited liability company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brittany Nicole Masterson and Benjamin Joseph Masterson, wife and husband, and Theron Lynn Pfantz and Sherry Gail Pfantz, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 40.5 feet front and 43 feet rear of Lot Number 30, on the Plan of George Burrus' Subdivision of Lot No. 81 on the Maplewood Home Tract, as shown by plat of record in Book 421, Page 178, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Perry Developments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Steven L. Schneider and Victoria S. Woodworth, husband and wife, of record in Instrument No. 20220719-0082789, in the Register's Office of Davidson County, Tennessee, dated July 15, 2022 and recorded on July 19, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Map of George Burrus Subdivision of Lot No. 81 Maplewood Home Tract, as recorded in Plat Book 421, Page(s) 178.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Maplewood Home Tract, as recorded in Book 421, Page 174.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 1006 Virginia Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 26th day of April, 2023.

Perry Developments, LLC

By: Jerome Perry, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Jerome Perry with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Perry Developments, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 26th day of April, 2023.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

Certificate of Authenticity

I, Scott Hubbard, 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

4/26/23.

Date

Affiant Signature

April 26, 2023

State of TN
County of Williamson

Sworn to and subscribed before me this 26th day of April, 2023

Notary's Signature

ALICIA R. HAMILTON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp,
06/21/25
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)