Karen Johnson Davidson County
Batch# 1000657 DEEDWARR
05/08/2023 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,027.60
20230508-0034296

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $548,000.00. Amanda Allen Affiant Subscribed and sworn to before me, this the 5th day of May, 2023. Carmen Coats Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Walter N. Perry III, Revocable Trust	New Owner(s)	084-14-0-118.00
820 Ivanhoe Drive		
Raleigh, NC 27615		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSHUA L. HOUSTON AND KADIE L. PATTERSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WALTER N. PERRY, III, TRUSTEE OF THE WALTER N. PERRY, III REVOCABLE TRUST DATED MAY 3, 2023**, 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 Lot No. 101 on the Plan of Walnut Grove, as of record in Book 2133, page 87, Register's Office for said County. Said Lot No. 101 fronts 75 feet on the Northeasterly side of Amherst Drive and runs back between parallel lines 155 feet to a dead line.

Being the same property conveyed to George E. Stevens and Thomas B. Keck by Warranty deed from Brittney R. Wilkerson, a single woman of record in Instrument No. 20200311-0027107 Register's Office for Davidson County, Tennessee, dated February 27, 2020 and recorded on March 11, 2020.

Being the same property conveyed to Joshua L. Houston, a single person, and Kadie L. Patterson, a single person, as tenants in common with rights of survivorship by Warranty deed from George Stevens, a married man, and Thomas B. Keck, a married man of record in Instrument No. 20210427-0056327 Register's Office for Davidson County, Tennessee, dated April 26, 2021 and recorded on April 27, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 227 Amherst Drive, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of May, 2023.

Joshua L. Houston

Kadie L. Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua L. Houston and Kadie L. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of May, 2023.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 April 19, 2023 (date of document).

Affiant Signature

April 19, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 19th day of April, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023