Karen Johnson Davidson County
Batch# 1002591 DEEDWARR
05/12/2023 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20230512-0035555

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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Nashville, TN 37215
TN BPR # 11639
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STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $390,000.00

Affiant

Subscribed and sworn to before me, this 12th day of May, 2023.

Notary Public
My commission expires: 03/04/2025

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
WILLIAM PERRY 146 HILLSBORO PLACE NASHVILLE, TN 37215	New Owner	117 03 0C 146.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN L. DAWSON, INDIVIDUALLY, AS DEVISEE OF THE ESTATE OF MARY GILLESPIE DAWSON, DECEASED, AND AS EXECUTOR OF THE ESTATE OF MARY GILLESPIE DAWSON, DECEASED, AND LUCY HENDERSON DAWSON DAVIS, DEVISEE OF THE ESTATE OF MARY GILLESPIE DAWSON, DECEASED,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **WILLIAM PERRY AND JULIA PERRY, HUSBAND AND WIFE,** hereinafter called the Grantees, their successors 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 a certain condominium apartment, being Unit No. 146 on the Plan of Hillsboro Place Condominiums, of record in Plat Book 5200, Page 725, as amended in Plat Book 5200, Pages 757 and 758, in Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of such Unit.

Being the same property conveyed to Mary G. Dawson, an unmarried person, by Warranty Deed from John H. Trammell, an unmarried person, of record in Book 10612, Page 355, in the Register's Office of Davidson County, Tennessee, dated September 12, 1997 and recorded on September 17, 1997. The said Mary G. Dawson died on July 22, 2022 (testate), devising subject property to John L. Dawson and Lucy Henderson Dawson Davis. See Probate Case 22P-1493, Davidson County Circuit Court. Mary Gillespie Dawson and Mary G. Dawson being one and the same person.

See Power of Attorney for LUCY HENDERSON DAWSON DAVIS of record in Instrument No. 20230512003554.

This property is improved property known as 146 HILLSBORO PLACE, TN 37215.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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.

WITNESS my hand this 11 day of May, 2023.

John L Dawson Individually and as Executor of the Estate of Mary Gillespie Dawson, deceased

JOHN L. DAWSON, Individually and as Executor of the Estate of MARY GILLESPIE DAWSON, deceased

Lucy Henderson Dawson Davis by John L Dawson, her attorney in fact

LUCY HENDERSON DAWSON DAVIS by JOHN L. DAWSON, her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JOHN L. DAWSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and further acknowledged that she is the duly appointed Executor of the Estate of Mary Gillespie Dawson, deceased, and as such Executor executed the within instrument, and as such Executor is authorized to execute the within instrument for the purposes therein contained. JOHN L. DAWSON also acknowledged that he is the duly appointed attorney in fact for LUCY HENDERSON DAWSON DAVIS, and as such attorney in fact executed the within instrument for the purposes stated therein, and as such attorney in fact had authority to do so.

Witness my hand in NASHVILLE, TENNESSEE, this 11th day of May, 2023.

BRIAN PAYNE, Notary Public

My Commission expires: 09/07/2026 (seal)

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/11/23 (date of document).

Jennifer Russell
Affiant Signature

5/12/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12th day of May 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

