Karen Johnson Davidson County
Batch# 1006429 DEEDWARR
05/23/2023 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $810.30
20230523-0038745

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00.

x Stephanie Jane Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2023.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 11/22/26
File No. G23-18622

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Stephanie Jane Perry and Matthew Joshua Perry (NAME)	CalCon Mutual Mortgage LLC dba OneTrust Home Loans (NAME)	021-00-0-256
5111 Rawlings Road (STREET ADDRESS)	320 Seven Springs Way, Ste 250 (STREET ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Pamela Jean Perry, Brenda Lynn Allred and Sherry Anne Payne, devisees of the Last Will and Testament of Edgar Anne Fentress**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephanie Jane Perry and Matthew Joshua Perry, wife and husband**, HEREINAFTER CALLED THE GRANTEES, 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. 3 on the Plan of Potter Estates, Section One, of record in Plat Book 5050, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Matthew Fentress and wife, Anne Fentress by deed from Daniel R. Price, unmarried, of record in Book 7286, page 873, Register's Office for Davidson County, Tennessee. The said Matthew Fentress having since died August 26, 2001, leaving title vested in Anne Fentress as surviving tenant by the entirety. The said Anne Fentress having since died October 28, 2021. Pursuant to the Last Will and Testament of Edgar Anne Fentress, of record in Probate Case No. 22P177, the subject property was devised to Pamela Jean Perry, Brenda Lynn Allred, and Sherry Anne Payne by Deed dated October 28, 2021 from Affidavit of Inheritance of Edgar Anna Fentress aka Anne D. Fentress, recorded March 22, 2023, in Instrument Number 20230322-0020854, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5111 Rawlings Road, Joelton, TN 37080.

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 and assigns, forever, and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 22nd day of May, 2023.

Pamela Jean Perry

Pamela Jean Perry

Brenda Lynn Allred

Brenda Lynn Allred

Sherry Anne Payne

Sherry Anne Payne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of May, 2023, before me personally appeared Pamela Jean Perry, Brenda Lynn Allred, and Sherry Anne Payne, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of May, 2023.

Notary Signature
My commission expires: 1/28/24

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 5/22/23 (date of document).

Affiant Signature

5/23/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 23 day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY