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

39-B
File #23-1130

Karen Johnson Davidson County
Batch# 1007576 DEEDWARR
05/25/2023 12 35 06 PM 2 pgs
Fees: $13 00 Taxes: $797 73
20230525-0039542

WARRANTY DEED

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 **Allen Perry, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Hunt, Michael Frazee and Jeremy Holley**, 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 Unit A together with applicable common elements, as established by the Declaration of Covenants and Restrictions for Homes at 2413 Chapman Drive, a Horizontal Property Regime with Private Elements of record as Instrument No. 20230509-0034484, Register's Office for said County, said Unit being identified and shown on the Plat attached thereto, to which reference is hereby made for a more complete description of said unit.

Being a portion of the same property conveyed to Allen Perry, married by Warranty Deed dated March 28, 2023 from Michael R. Stewart and wife, Gayle B. Stewart, of record in Instrument 20230329-0022878, Register's Office for Davidson County, Tennessee. The subject property has been the residence of the Grantor, Grantor's spouse or issue.

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 A 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 #:
Andrew Hunt Michael Frazee Jeremy Holley 4637 Mountain View Dr Nashville, TN 37215	NEW OWNER	P/O 083-12-0-012.00

WITNESS THE EXECUTION HEREOF this 23rd day of May, 2023.

Allen Perry

State of Tennessee)
County of Davidson)

On this 23rd day of May, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Allen Perry, 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: 7/6/24

LYDIA H WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 215,602.89**.

Affiant

Sworn and subscribed before me on this the 23rd day of May, 2023.

Notary Public

My Commission Expires: 3/3/26

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