Karen Johnson Davidson County
Batch# 1013999 DEEDWARR
06/12/2023 02:01:30 PM 4 pgs
Fees: $23.00 Taxes: $29,970.00
20230612-0044626

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37643-04-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $8,100,000.00. Affiant Subscribed and sworn to before me this 12th day of June, 2023. Notary Public My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Tara Eastland Leclerc, Réal Henri-Paul Leclerc 311 Sunnyside Drive Nashville, TN 37205	**Send Tax Bills To:** Tara Eastland Leclerc, Réal Henri-Paul Leclerc 311 Sunnyside Drive Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 11607001000

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, **Sara G. Perry, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey **to Tara Eastland Leclerc and Réal Henri-Paul Leclerc, wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 311 Sunnyside Drive, Nashville, TN 37205.

Craig Perry, spouse of Grantor, is joining in the execution of this Deed to convey all marital interest that he holds in the subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 8th day of June, 2023.

Sara G. Perry

Craig Perry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sara G. Perry and Craig Perry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of June, 2023.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being a parcel of land known as 4400 Malone Avenue in the city of Belle Meade, Second Civil District, Thirty-Fourth Councilmanic District, Davidson County, Tennessee, said parcel being located in the northwesterly quadrant of the intersection of Malone Avenue and Sunnyside Drive, being Lots 5 and 6 of Block "A" as described on an unrecorded plan of the Thomas H. Malone, and Ellen F. Malone land, being the same property conveyed to Leon M. Marlow and Marjorie H. Marlowe by Deed of Record in Book 1807, page 103, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the northerly right-of-way line of Malone Avenue, said monument being located S 64 degrees 02 minutes 23 seconds W, 24.85 feet from the westerly right-of-way line of Sunnyside Drive;

THENCE, with said northerly line of Malone Avenue, S 64 degrees, 02 minutes, 23 seconds W, 223.54 feet to a concrete monument;

THENCE, leaving said northerly right-of-way line with the easterly line of property conveyed to J. Kenneth Jacobs and Ellen W. Jacobs by Deed of Record in Book 7033, Page 116, said Register's Office, N 26 degrees, 7 minutes, 27 seconds W, 340.19 feet to a concrete monument;

THENCE, leaving said easterly line with the southerly line of property conveyed to P. Millard Cohen and Peggy L. Cohen by Deed of Record in Book 4868, Page 64, said Register's Office, N 63 degrees 55 minutes 46 seconds E, 249.74 feet to a concrete monument in the westerly right-of-way line of Sunnyside Drive;

THENCE, leaving said southerly line with the westerly right-of-way line of Sunnyside Drive, S 25 degrees 54 minutes 00 seconds E, 315.71 feet to a concrete monument (Said call was erroneously omitted from prior conveyance);

THENCE, continuing with a curve to the right 39.12 feet to a concrete monument and the point of beginning, said curve having a central angle of 89 degrees (erroneously referred to as 39 degrees in prior conveyance) 05 minutes, a radius of 25.00 feet, a tangent of 24.85 feet, and a chord of S 18 degrees 57 minutes, 12 seconds W, 35.25 feet.

Containing 84,656 square feet or 1.94 acres, more or less.

Being the same property conveyed to Craig Perry and Sara G. Perry, husband and wife, by deed dated January 28, 2020 from J. Clark Akers, III and Eleanor Akers, as tenants in common, as to a one-half (1/2) interest each, of record in Instrument No. 20200203-0012323, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 18, 2023 of record in Instrument No. 20230519-0037605, Register's Office for Davidson County, Tennessee, Craig Perry, married conveyed his interest in subject property to Sara G. Perry, married.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 11607001000.
2. Belle Meade City taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No.: 11607001000.

Tennessee Certification of Electronic Document

I, George Mudter, 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 6/8/23 (date of document).

Affiant Signature

6/8/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of June, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY