Karen Johnson Davidson County
Batch# 1025790 DEEDWARR
07/13/2023 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20230713-0053674

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2023.

Notary Public
MY COMMISSION EXPIRES: 4-28-25
File No. G23-19223

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Allen Perry (NAME)	Same as New Owner (NAME)	72-12-151
4618 Lealand Lane (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	(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, **Bessie M. Fox, Trustee under the Revocable Trust Agreement of Bessie M. Fox, dated April 2 ,2008**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allen Perry, a married man**, 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. 5 on the Plan of Dalewood, Section One, as of record in Book 1424, page 108, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bessie M. Fox, Trustee under the Revocable Trust Agreement of Bessie M. Fox, dated April 2, 2008 by Deed dated April 2, 2008 from Bessie Mae Crews Fox, an unmarried woman, recorded April 17, 2008, in Instrument Number 20080417-0039187, 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 1814 Piedmont Avenue, Nashville, TN 37216.

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 12th day of July, 2023.

Revocable Trust Agreement of Bessie M. Fox, dated April 2 ,2008

By: X Bessie M Fox
Bessie M. Fox, Trustee

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Bessie M. Fox, Trustee of Revocable Trust Agreement of Bessie M. Fox dated April 2, 2008, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of July, 2023.

MICHAEL T. MOSER
NOTARY PUBLIC
OF
TENNESSEE
WILSON COUNTY

Notary Public My Commission Expires: 1/28/26

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 7-12-23 (date of document).

Affiant Signature

7-13-23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 13th day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY