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

Prepared by·
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

39-B
File #23-1168

Karen Johnson Davidson County
Batch# 1031568 **DEEDWARR**
07/27/2023 10.37 30 AM 2 pgs
Fees $13 00 Taxes $2,900 80

20230727-0057945

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 **Hannah Michelle Schneider, an unmarried woman** 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 B of Homes at 1925 Berkshire Drive, a Horizontal Property Regime with Private Elements, described in a Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20220321-0032016, Register's Office for Davidson County, Tennessee, to which reference is hereby made, the plat attached as an Exhibit thereto, and the Bylaws appended to said Declarations, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description thereof.

Being a portion of the same property conveyed to Allen Perry, married by deed from Connie C. Johnson, unmarried, dated November 17, 2021, of record in Instrument No. 20211119-0154370, Register's Office for Davidson County, Tennessee. The Grantor nor the Grantor's spouse or issue hav resided in the subject property.

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: 1925 B Berkshire Drive, 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 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:
Hannah Schneider
1925 B Berkshire Drive
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT

TAX MAP-PARCEL #:
072-12-0Q-002.00

WITNESS THE EXECUTION HEREOF this 26th day of July, 2023.

Allen Perry

State of Tennessee)
County of Davidson)

On this 26th day of July, 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: 9/2/24

DESIREE D. MAXWELL
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: **$ 784,000.00**.

Affiant

Sworn and subscribed before me on this the 26th day of July, 2023.

Notary Public

My Commission Expires: _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027