Karen Johnson Davidson County
Batch# 1031698 DEEDWARR
07/27/2023 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,509.60
20230727-0058109

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-2459

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 day of July, 2023

Notary Public

Commission Expires: _____

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Corynn York and Randy York 705 Woodcraft Drive Nashville, TN 37214	*Pinnacle Bank, ISAOA/ATIMA 551 North Mount Juliet Road Mt. Juliet, TN 37122	108-15-0A-009.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Anna Perry, unmarried and James Landry, unmarried, as joint tenatns with right of surviorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Corynn York and Randy York, 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. 9 on the Plan of Percy Priest Woods Subdivision (Revision of Cheswicke Park P.U.D.) of record in Plat Book 9700, Page 384, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Latasha N. Mitchell and spouse, Shannon M. Carlisle by Warranty deed from Verica Alimpic and Miroljub Alimpic, husband and wife of record in Instrument No. 20180122-0006154 Register's Office for Davidson County, Tennessee, dated January 12, 2018 and recorded on January 22, 2018.
Being the same property conveyed to Anna Perry, unmarried, and James Landry, unmarried, as joint tenants with right of survivorship by Warranty deed from Latasha N. Mitchell and Spouse Shannon M. Carlisle of record in Instrument No. 20210729-0102386 Register's Office for Davidson County, Tennessee, dated July 26, 2021 and recorded on July 29, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 705 Woodcraft Drive, Nashville, TN 37214

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 so 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. 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.

Dated this the 21 day of July, 2023.

James Landry

Anna Perry

STATE OF Georgia
COUNTY OF Fulton

On this 21 day of July, 2023, before me personally appeared James Landry and Anna Perry, 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 21 day of July, 2023.

Notary Signature Amanda F Zorc
My commission expires: May 10, 2026

AMANDA F ZORC
Notary Public - State of Georgia
Fulton County
My Commission Expires May 10, 2026

Certificate of Authenticity

I, Nick Harris, 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 July 27, 2023.

Affiant Signature

7/27/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of July, 2023.

Notary's Signature

My Commission Expires: _____
Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026