Karen Johnson Davidson County
Batch# 1039463 DEEDWARR
08/17/2023 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $8,140.00
20230817-0064266

**WARRANTY DEED**

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

File No. EY-23-5051

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2023

Notary Public

MY COMMISSION EXPIRES: 9.21.2024

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Rosemary Pera and Antonio Pera | NEW OWNER | |
| (NAME) | (NAME) | |
| 3106 Dudley Avenue | | 104-06-0-262.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37212 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Madeline Wyatt, a married woman and Kathleen Davidson, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rosemary Pera and Antonio Pera** wife and husband, HEREINAFTER CALLED THE GRANTEE, 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. 77 and the westerly 5 feet of Lot No. 76 on the Plan of The Bransford Realty Company's West End Avenue Place of record in Plat Book 332, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Said Lot No. 77 and part of No. 76 from together 55 feet on the North side of Dudley Avenue and run back northwardly between parallel lines along the east margin of 32nd Avenue, South 135 feet to an alley.**

**Being the same property conveyed to Madeleine Wyatt and Kathleen Davidson by Warranty deed from George M. Haynes and wife, Jodi C. Haynes of record in Instrument No. 20211229-0171317 Register's Office for Davidson County, Tennessee, dated December 29, 2021 and recorded on December 29, 2021. *The subject property is not a marital residence of Grantors and as such is not subject to any marital or homestead interest.***

**This is property more commonly known as 3106 Dudley Avenue, Nashville, TN 37212.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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.

Witness my/our hand this 17th day of August, 2023.

Madeline Wyatt

Kathleen Davidson by Emily Wheeler

Kathleen Davidson by Emily Wheeler, Attorney-In-Fact

atty in fact

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On this 17th day of August, 2023, before me personally appeared Madeline Wyatt, 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 17th day of August, 2023.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Emily Wheeler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Kathleen Davidson, and that this instrument was executed on behalf of the said Kathleen Davidson for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. __202308170064265___, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 17th day of August, 2023.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

**Tennessee Certification of Electronic Document**

I, Jennifer 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 8.17.2023 (date of document).

Affiant Signature

8.17.2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

NOTARY'S SEAL

