THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230745367** Karen Johnson Davidson County Batch# 1042099 **DEEDWARR** 08/24/2023 10 23 19 AM 2 pgs Fees. $13 00 Taxes. $860 25 20230824-0066230	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $232,500 00 Affiant Subscribed and sworn to before me this 23rd day of August, 2023 Notary Public My Commission Expires:

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Matthew Kingrey and Shira Kingrey 505 Georgetown Drive Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129 15 0A 072.00

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, **Coleman R. Perry, Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Kingrey and Shira Kingrey, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 72, Belle Meade Highlands Condominium, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed establishing Belle Meade Highlands Condominium, of record in Book 7091, Page 302, as being amended in Instrument No. 20080424-0042111; Instrument No. 20220520-0058927 and Instrument No. 20220520-0058928, as Appointment of Successors Trustee recorded in Instrument No. 20150520-0046371 and Instrument No. 20150818-0083106; in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description and identification of said unit.

Being the same property conveyed to Coleman R. Perry, Jr., unmarried, by Quitclaim Deed from Lacy E. Perry and husband, Coleman R. Perry, of record in Book 9537, Page 762, in the Register's Office of Davidson County, Tennessee, dated November 22, 1994, and recorded on December 05, 1994.

Being the same property conveyed to Coleman R. Perry, Jr., unmarried and Lacy E. Perry, by Warranty Deed from Metropolitan Federal Savings and Loan Association, of record in Book 8012, Page 929, in the Register's Office of Davidson County, Tennessee, dated December 21, 1989, and recorded on December 27, 1989.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Belle Meade Highlands Condominium of record in Book 7091, Page 302, as amended by instrument(s) of record in as amended in Instrument No. 20080424-0042111; Instrument No. 20220520-0058927; Instrument No. 20220520-0058928; as Appointment of Successors Trustee recorded in Instrument No. 20150520-0046371 and Instrument No. 20150818- 0083106.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4816, Page 427, as corrected in Book 4881, Page 710.

Temporary Easement Agreement, recorded in Book 11000, Page 273.

This is improved property located at 21 Vaughns Gap Road #72 Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 23rd day of August, 2023.

Coleman R. Perry, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 23rd day of August, 2023.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024