Karen Johnson Davidson County
Batch# 1044301 DEEDWARR
08/30/2023 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $347.80
20230830-0068049

Prepared by Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, TN 37068

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PAR NOS.**
Chico Perryman	SAME	Map 026.09
450 Moss Trail		Parcel 041.00
Goodlettsville, TN 37072		

WARRANTY DEED

For and in consideration of Ten Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **Christopher L. Holmes, Unmarried,** by these presents transfer and convey unto **Checo Perryman**, Grantee, all of my right, title and interest in and to the following described tract or parcel of real property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 39 on the Map of GOODLETTSVILLE HEIGHTS, SECTION NO. 2, as shown byt plat of record in Plat Book 1424, Page 120-121, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning on the westerly margin of Moss Trail Road, at the corner of Lot Nos. 38 and 39; thence with the line between said two lots, westerly 350 feet; thence North 1 degrees 5 minutes East 115 feet to the southerly margin of an unnamed street; thence with same, quarterly 330 feet to the beginning of a curve; thence around said curve, with a radius of 20 feet, southeasterly 11.42 feet to the westerly margin of Moss Trail Road; thence with same, southerly 95 feet to the beginning.

Being the same property conveyed to Christopher L. Holmes, Unmarried, and Checo Perryman, unmarried as tenants in common with right of survivorship by warranty deed from Charles C. Harris, of record as Instrument 20080118-0005908, said Register's Office.

This is improved property located at and known as 450 Moss Trail, Goodlettsville, 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 I/we do covenant with the said Grantees that I/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 I/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.

The preparer has made no examination of title and has given no opinion of title, survey, or condition of the property, or of any tax or public benefit consequences of this conveyance. Grantee endorses this instrument to so acknowledge and to verify that he is relying strictly upon the Grantor's warranties of title in this transaction.

Witness my/our signatures this date: 8/23/2023

CHRISTOPHER L. HOLMES, Grantor

CHECO PERRYMAN, Grantee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Christopher L. Holmes and Checo Perryman, the bargainor(s), and being duly sworn, executed the within instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and seal this date: 8/23/2023.

Notary Public

My commission expires: 7/6/2026

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for, or value of, this transfer, whichever is greater, is $94,000.00.

Affiant

Sworn to and subscribed before me this date: 8/23/2023

Notary Public

My commission expires: 7/6/2026

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 23 day of August, 2023.

Date: 8-29-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 29 day of August, 2023.

My commission expires 7/9/2024.

