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

39-B
File #23-1268

Karen Johnson
Batch # 1078198
12/05/2023 08:47:45 AM
Fees: $13.00 Taxes: $1,698.30

Davidson County
DEEDWARR
2 pgs

20231205-0093659

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, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Audrey Anne Poole, 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 Lots No, 25 on the Map of D. M. Mincey's Addition to Flat Rock, as of record in Book 547, page 24, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being a portion of the same property conveyed to Allen Perry by Warranty Deed from Cheryle Ann Kelly-Murdock, Mary Lynn Finch, and Charles Douglas Cooper Jr., Devisees of The Last Will and Testament of Charles D. Cooper by Warranty Deed of record as Instrument No. 20210805-0105521, Register's Office for Davidson County, TN, dated August 4, 2021.

Being a portion of the same property conveyed to Allen Perry from Allen Perry by Quitclaim Deed, of record in Instrument No. 20210805-0105522, Register's Office for Davidson County, TN, dated August 4, 2021. The intent of Quitclaim Deed was to re-establish original lot lines of subject property.

The subject property has not been the residence of the Grantor nor the Grantors spouse or issue.

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: 3508 B Sanford Avenue, Nashville, TN 37211.

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:
Audrey Anne Poole
3508 B Sanford Avenue
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT
Same as
New Owner

TAX MAP-PARCEL #:
133-06-0-287.00

WITNESS THE EXECUTION HEREOF this 27th day of November, 2023.

Allen Perry

State of Tennessee
County of Davidson

On this 27th day of November, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Allen Perry and , 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: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Rutherford

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 459,000.00.**

Affiant

Sworn and subscribed before me on this the 28th day of November, 2023.

Notary Public

My Commission Expires: 2.8.27

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE