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

Karen Johnson Davidson County
Batch # 1081458 DEEDWARR
12/13/2023 11:48:09 AM 2 pgs
Fees: $13.00 Taxes: $2,787.95

20231213-0096025

39-B
File #23-1281

d Return To:
losenthal Title, Inc
s Blvd., Suite 130
Nashville, TN 37215

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, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Zachary Frey and Rebecca Velez Frey, husband and wife**, 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:**

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes at 1809 Tammany Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1809 Tammany Drive, a Horizontal Property Regime, of record as Instrument No. 20221011-0111427, in the Register's Office for Davidson County, Tennessee, and with said unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the property conveyed to Allen Perry, a married man, by deed dated 04/22/2022, and recorded 04/26/2022, from Corey Scott Gheesling and Kelsey Salava Gheesling, husband and wife, of record as Instrument Number 20220426-0047881, both in the Register's Office for Davidson County, Tennessee. 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: 1809 B Tammany Drive, Nashville, TN 37216.

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:
Zachary Frey
1809 B Tammany Drive
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT
New owner

TAX MAP-PARCEL #:
072-12-0S-002.00

WITNESS THE EXECUTION HEREOF this 11th day of December, 2023.

Allen Perry

State of Tennessee)
County of Davidson)

On this 11th day of December, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Allen Perry**,** 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 Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 753,500.00.**

Affiant

Sworn and subscribed before me on this the 11th day of December, 2023.

Notary Public

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024