Karen Johnson Davidson County
Batch# 1087277 DEEDWARR
01/02/2024 10:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20240102-0000150

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-4771

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of December, 2023

Notary Public

Commission Expires:

HAILEY MILLER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 3, 2027
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Justin Tyler Perry and Nicholas Charles Perry 16 Decatur Street Nashville, TN 37210	NEW OWNER	093-16-0-370.00

WARRANTY DEED

FOR AND IN 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,

Erika M. Daly and Christopher Myrick, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Justin Tyler Perry and Nicholas Charles Perry, a married couple

HEREINAFTER CALLED THE GRANTEES, 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 16 feet off the southerly side of Lot 18 and 17 feet off the northerly side of Lot 19 in Block C of the Hermitage Addition to Nashville as recorded in Book 57, page 43 Register's Office of Davidson County, Tennessee.

Said parts of said Lots 18 and 19 front together on the westerly side of Decatur St. 33 feet and run back westwardly about 150 feet to an alley.

Being the same property conveyed to Legacy Hills, LLC, a Colorado limited liability company by Warranty Deed from Angelia Frierson, a single woman of record in Instrument No. 20190723-0072343 Register's Office for Davidson County, Tennessee,

dated May 15, 2019 and recorded on July 23, 2019. See Scrivener's Affidavit recorded on September 05, 2019 of record in Instrument No. 20190905-0089863.

Being the same property conveyed to Erika M. Daly and Christopher Myrick, wife and husband by Warranty Deed from Legacy Hills, LLC, a Colorado limited liability company of record in Instrument No. 20220222-0020243 Register's Office for Davidson County, Tennessee, dated February 09, 2022 and recorded on February 22, 2022.

Erika M. Daly now known as Erika M. Myrick.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 16 Decatur Street, Nashville, TN 37210

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 so 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.

Dated this the 28th day of December, 2023.

Erika M. Myrick

Christopher Myrick

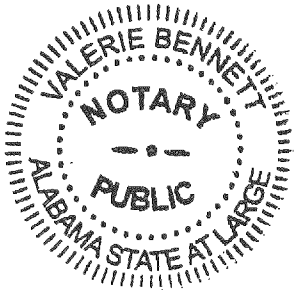
STATE OF Alabama

COUNTY OF Marshall

On this 28th day of December, 2023, before me personally appeared Erika M Myrick and Christopher Myrick, 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 28th day of December, 2023.

Notary Signature
My commission expires: 12-27-25



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 December 28, 2023.

Affiant Signature

12/28/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 28 day of December, 2023.

Notary Public

Notary's Seal:

