This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-2677-SL

Karen Johnson Davidson County
Batch# 1089973 DEEDWARR
01/09/2024 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,024.90
20240109-0001889

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $277,000 00

Affiant

Subscribed and sworn to before me, this the 16th day of January, 2024

Ragan N. Veach
Notary Public
My Commission Expires:

RAGAN N. VEACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUGUST 8TH, 2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Canh Minh Kham and Chau Hue Ly 1515 Denise Court Antioch, TN 37013	New Owner	148-07-0-072 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Robert Zachary Perry, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Canh Minh Kham, and Chau Hue Ly, Husband and Wife**, 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 Lot No. 811 on the Plan of Cherokee Hills, Section Eight of record in Plat Book 3700, Page 154, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George R. Perry by Warranty Deed from Metropolitan Nashville Airport Authority of record in Book 9156, page 37, Register's Office for Davidson County, Tennessee, dated November 12, 1993 and recorded on November 18, 1993.

Being the same property conveyed to Carla Faye Perry, an unmarried woman by Quitclaim Deed from George R. Perry of record in Book 10330, page 885, Register's Office for Davidson County, Tennessee, dated January 27, 1997 and recorded on January 28, 1997

Being the same property conveyed to Robert Zachery Perry, a married man by Quitclaim Deed from Carla Faye Wilhelm, fka Carla Faye Perry, and James Edward Wilhelm, wife and husband of record in Instrument No 20230426-0030772 Register's Office for Davidson County, Tennessee, dated April 25, 2023 and recorded on April 26, 2023

The conveyances described in Book 10330, page 885 and Instrument No 20230426-0030772, Register's Office for Davidson County, Tennessee, contain an erroneous reference to the above-described Lot Number. Said Lot Number reference is Lot No 011; the correct Lot Number, as described above, is Lot No. 811.

Robert Zachary Perry is one and the same person as Robert Zachery Perry.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

This is improved property located at: **1515 Denise Court, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number 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 16th day of January, 2024.

GRANTOR:

Robert Zachary Perry

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Zachary Perry, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of January, 2024.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 January 8, 2024 (date of document).

Date: January 9, 2024

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 9th day of January, 2024.

Ragan N. Veach

Notary's Signature

MY COMMISSION EXPIRES: _____

RAGAN N. VEACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUGUST 8TH, 2026