This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-2627-TC

Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #: 4-P-23-497

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $775,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of January, 2024.

Notary Public
My Commission Expires: _____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

Karen Johnson
Batch # 1094174
01/25/2024 03:12:16 PM
Fees: $13.00 Taxes: $2,867.50
Davidson County
DEEDWARR
2 pgs
20240125-0005250

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Justin A. Eason and Hannah M. Eason 497 High Point Terrace Brentwood, TN 37027	Same as New Owner	181-10-0D-024-00

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, we, **Matthew Perciavalle and Kristin Perciavalle, a married couple**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Justin A. Eason and Hannah M. Eason, 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 all of Lot No. 24, Final Plat, Section Two, Jackson Valley, according to survey and plat of same appearing of record in Instrument No. 20071012-0121332, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Matthew Perciavalle and Kristin Perciavalle, a married couple by Warranty Deed from Marlo K. Wiebold, a single woman and DeAnna K. Privette, a single woman, as joint tenants with right of survivorship and not as tenants in common, dated April 30, 2019, recorded on May 2, 2019, of record in Instrument No. 20190502-0041152, Register's Office for Davidson County, Tennessee.

This is improved property located at: **497 High Point Terrace, Brentwood, TN 37027**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 22nd day of January, 2024.

GRANTOR:

Matthew Perciavalle

Kristin Perciavalle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal at office this 22nd day of January, 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26