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

Karen Johnson Davidson County
Batch# 1097556 DEEDWARR
02/02/2024 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $3,381.80
20240202-0007571

39-B
File #24-1007

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 **Michael Fensterer, a single man,** 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 2123 Scott Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 2123 Scott Avenue, a Horizontal Property Regime, of record as Instrument No. 20220614-0067727, 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 same property conveyed to Allen Perry, a married man by deed from Arthur Matthews, unmarried, dated December 22, 2021, of record in Instrument No. 20211223-0169656, Register's Office for Davidson County, Tennessee. The subject property has not been the residence of the Grantor or the Grantor's 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: 2123 B Scott Avenue, 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:
Michael Fensterer
2123 B Scott Avenue
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT
New owner

TAX MAP-PARCEL #:
072-11-2U-002.00

WITNESS THE EXECUTION HEREOF this 1st day of February, 2024.

Allen Perry

State of Tennessee)
County of Davidson)

On this 1st day of February, 2024, 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: **$ 914,000.00.**

Affiant

Sworn and subscribed before me on this the 1st day of February, 2024.

Notary Public

My Commission Expires: 3/22/2026

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 2/1/24 (date of document).

Affiant Signature

2/1/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

