Karen Johnson Davidson County
Batch # 1098304 DEEDWARR
02/06/2024 11:59:00 AM 2 pgs
Fees: $13.00 Taxes: $3,515.00
20240206-0008314

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

39-B
File #24-1014

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 **Jordan Dawson and Allison Cates, 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:**

Land in Davidson County, Tennessee, being Unit No. B on the plan of Homes at 1311 Otay Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 1311 Otay Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20230111-0002379, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Helen Katherine Creason Meade and Stephen F. Meade by Quitclaim deed from Stephen F. Meade of record in Instrument 2006092-0119917, Register's Office for Davidson County, Tennessee, dated 09/27/2006.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Stephen F. Meade of record in Instrument 20220524-0060164, Register's Office for Davidson County, Tennessee, dated 5/20/2022 and recorded on 5/24/2022.

Being part of the same property conveyed to Allen Perry, a married man by Warranty deed from Music City Holdings, LLC of record in Instrument 20220601-0063419, Register's Office for Davidson County, Tennessee, dated 5/20/2022 and recorded on 6/1/2022. The subject property has not been the residence of the Grantor or 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: 1311 B Otay Street, 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:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Jordan Dawson	**Kwik Mortgage Corporation**	**072-10-3F-002.00**
1311 B Otay Street	**959 Route 46 East, Suite 401**	
Nashville, TN 37216	**Parsippany, NJ 07054**	

WITNESS THE EXECUTION HEREOF this 5th day of February, 2024.

Allen Perry

State of Tennessee)
County of Davidson)

On this 5th 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

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 950,000.00.**

Affiant

Sworn and subscribed before me on this the 5th day of February, 2024.

Notary Public

My Commission Expires: 3/3/26