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

Karen Johnson Davidson County
Batch# 1103278 DEEDWARR
02/21/2024 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20240221-0011889

39-B
File #24-1021

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 **Gregory Charles Barber, an unmarried man and Ana Maria Collins, an unmarried woman, Joint Tenants with Right of Survivorship,** 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. A 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 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 nor the Grantors 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 A 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:
Gregory Charles Barber
1311 A Otay Street
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT

TAX MAP-PARCEL #:
072-10-3F-001.00

WITNESS THE EXECUTION HEREOF this 21st day of February, 2024.

Allen Perry

State of Tennessee)
County of Davidson)

On this 21st 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: 7/6/26

LYDIA H WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 21st day of February, 2024.

Notary Public

My Commission Expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Jennifer Bennett, 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 this 21 day of February, 2024

Jennifer Bennett

Dated 2-21-24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Jennifer Bennett who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 21st day of February, 2024

My commission expires: 2/7/27

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY