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

39-B
File #24-1051

Karen Johnson
Batch # 1107266
03/04/2024 12:35:00 PM
Fees: $13.00 Taxes: $4,014.50
Davidson County
DEEDWARR
2 pgs
20240304-0014887

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, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mishthi Grace Hanson,** 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 A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2610 Barclay Drive, a Horizontal Property Regime with Private Elements of record as Instrument No. 20230111-0002380 being shown on Plat attached thereto as Exhibit "B", 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 a portion the same property conveyed to Allen Perry, married by Warranty Deed from Steven Moats, executor of the Estate of Christopher B. Vanderver of record in Instrument No. 20221201-0125814 Register's Office for Davidson County, Tennessee, dated November 28, 2022 and recorded on December 1, 2022. The subject property has not been the residence of the Grantor, Grantor's spouse or issues.

Being a portion of the same property conveyed to Christopher B. Vanderver by Special Warranty deed from Aurora Loan Services of record in Instrument No. 20090305-0019787 Register's Office for Davidson County, Tennessee, dated February 26, 2009 and recorded on March 5, 2009. Christopher B. Vanderver having since died on July 7, 2022, leaving a Last Will and Testament filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 22P1368.

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: 2610 A Barclay Drive, Nashville, TN 37206.

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 #:
Mishthi Grace Hanson 2610 A Barclay Drive Nashville, TN 37206	NEW OWNER	083-12-3B-001.00

WITNESS THE EXECUTION HEREOF this 27th day of February, 2024.

Allen Perry

State of Tennessee)
County of Davidson)

On this 27th 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: 7/6/24

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: **$ 1,085,000.00.**

Affiant

Sworn and subscribed before me on this the 27th day of February, 2024.

Notary Public

My Commission Expires: 7/6/24

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY