Karen Johnson Davidson County
Batch# 1107581 DEEDWARR
03/05/2024 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20240305-0015357

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $429,900.00

Affiant

Subscribed and sworn to before me, this 5th day of March, 2024.

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
David F Trenkle, II **Lucy S Trenkle**	**New Owner**	**117030C14600CO**
146 Hillsboro Pl	**Same**	
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

William Perry and Julia Perry, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David F Trenkle, II and Lucy S Trenkle, 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 a certain condominium apartment, being Unit No. 146, on the Plan of Hillsboro Place Condominiums, of record in Book 5200, Page 725, as amended in Book 5200, Pages 757 & 758, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to William Perry and Julia Perry, husband and wife, by Warranty Deed from John L Dawson, individually, as Devisee of the Estate of Mary Gillespie Dawson, deceased, and as Executor of the Estate of Mary Gillespie Dawson, deceased, and Lucy Henderson Dawson Davis, Devisee of the Estate of Mary Gillespie Dawson, deceased, dated May 11, 2023, of record in Instrument No. 20230512-0035555, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 146 Hillsboro Pl, Nashville, TN 37215.

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 in 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. 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.

_____ Date: 03/04/24
William Perry

_____ Date: 03/04/24
Julia Perry
By: William Perry
Attorney in Fact

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, William Perry, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

CHINA HENDRIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Witness my hand, at office, this 4 day of March, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 3/3/26

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William Perry with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Julia Perry, and is authorized by her to execute this instrument on her behalf by virtue of a Power of Attorney recorded in Book _____, Page 202403050015356 in said Register's Office.

Witness my hand, at office, this 4 day of March, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 3/3/26

CHINA HENDRIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/4/24 (date of document).

Jennifer Russell
Affiant Signature

3/5/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

