Karen Johnson Davidson County
Batch# 1109039 DEEDWARR
03/08/2024 01:44:30 PM 4 pgs
Fees: $23.00 Taxes: $9,657.00
20240308-0016356

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63538
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sara Perry 401 Sunnyside Drive Nashvlle, TN 37205	NEW OWNER 401 Sunnyside Dr. Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 11607001200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,610,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephanie Jo Justus and Carolyn Jane Justus Ryan, as tenants in common,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Sara Perry, married**, 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 the easterly part of Lot No. 11 of Block "D" on the Map of the Subdivision of the Malone Property, called Honeywood, not of record and described according to a copy of a survey thereof made by William Collier Parrish, Assoc., Civil Engineers, dated February 23, 1960, as follows:

Beginning at a point in the southerly margin of Malone Avenue at an iron pin which is 50 feet east of an iron pin set at the original corner of Lots 10 and 11; thence with the margin of Malone Avenue, easterly 175 feet to an iron pin at the beginning of a curve; thence around said curve, southwesterly 39.3 feet to an iron pin in the easterly margin of Sunnyside Drive; thence with the margin of said Drive, southerly 175 feet to an iron pipe at the corner of Lots 11 and 12; thence with the line between said lots, westerly 200 feet to an iron pipe which is 50 feet east of the corner of Lots 10 and 11; thence northerly 200 feet to the point of beginning.

Being the same property conveyed to William H. Justus and wife, Virginia O. Justus, by Warranty Deed from Justin P. Wilson and wife, Donna Danner Wilson, dated August 18, 1980 and recorded on August 20, 1980 of record in Book 5640, page 1, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 18, 1996, recorded April 25, 1996, of record in Book 10027, page 604, said Register's Office, subject property was conveyed to William J. Justus pursuant to the terms of the Final Decree of Divorce of record in Docket No. 95-D-2674, in the Fourth Circuit Court for Davidson County, Tennessee. The said William H. Justus has since died. The Last Will and Testament of William H. Justus of record in Case No. 23P2376 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Stephanie Jo Justus and Carolyn Jane Justus Ryan. By Executor's Deed dated February 13, 2004, recorded February 21, 2024, of record in Instrument No. 20240221-0011862, said Register's Office, subject property was conveyed to Stephanie J. Justus and Carolyn Justus Ryan as tenants in common.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2024, and subsequent years; No insurance is afforded as to the amount of acreage contained herein. Restrictions contained in instruments of record in Book 1291, page 119, said Register's Office.

This is improved property, known as 401 Sunnyside Drive, Nashville, TN 37205

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 7th day of March, 2024.

Stephanie Jo Justus

Carolyn Jane Justus Ryan

State of WA

County of Clallam

On this 7th day of March, 2024, before me the undersigned authority, personally appeared Stephanie Jo Justus and Carolyn Jane Justus Ryan, 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

My Commission Expires: 12/21/2027

Notary Public State of Washington
STANLEY NEWKOFF
NO. 182384
MY COMMISSION EXPIRES
DEC 21, 2027

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $2,610,000.00.

Affiant

Sworn and subscribed before me this 8th day of March, 2024.

Notary

My Commission Expires: 7/7/27

CLAIRE H. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, George Mudter, 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 3/7/24 (date of document).

Affiant Signature

3/7/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of March, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

