Karen Johnson Davidson County
Batch# 1116544 DEEDWARR
03/28/2024 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $3,663.00
20240328-0021789

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

39-B
File #24-1062

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 **Audrey Louise Bennett, unmarried woman**, 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 B as shown on the Plan attached to the Declaration for Homes at 2926 Glenmeade Drive, a Horizontal Property Regime, of record in Instrument No. 20230111-0002382, 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 part of the same property conveyed to Allen Perry, a married man by Warranty deed from Mesa Verde Assets, LLC, a Delaware Limited Liability Company of record in Instrument No. 20221109-0120324 Register's Office for Davidson County, Tennessee, dated November 7, 2022 and recorded on November 9, 2022.

The subject property has not been the residence of the Grantor, 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: 2928 Glenmeade Drive, Nashville, TN 37216-3945.

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 #:
Audrey Louise Bennett 2928 Glenmeade Drive Nashville, TN 37216-3945	New Owner	072-11-2Y-002.00

WITNESS THE EXECUTION HEREOF this 22nd day of March, 2024.

Allen Perry

State of Tennessee)
County of Davidson)

On this 22nd day of March, 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 NOTARY PUBLIC
ANGELA V. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 990,000.00.**

Affiant

Sworn and subscribed before me on this the 26th day of March, 2024.

Notary Public

My Commission Expires: 7-20-2024

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

True Copy Certification

I, Yvette Meldrum, 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 March 28, 2024.

Signature
March 28, 2024

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this March 28, 2024

Notary's Signature
My Commission Expires: 01/23/2028

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON