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

Karen Johnson Davidson County
Batch# 1121014 DEEDWARR
04/09/2024 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $3,644.50
20240409-0025207

39-B
File #24-1073

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 **Carly Elizabeth Van Skaik, a single woman and Zachary Ray Iddings, a single man, as 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 A 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 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: 2926 Glenmeade Drive, 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:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Carly Elizabeth Van Skaik	Bay Valley Mortgage Group	**072-11-2Y-001.00**
Zachary Ray Iddings	15030 La Mirada Blvd	
2926 Glenmeade Drive	La Mirada, CA 90638	
Nashville, TN 37216		

WITNESS THE EXECUTION HEREOF this 5th day of April, 2024.

Allen Perry

State of Tennessee)
County of Davidson)

On this 5th day of April, 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~~)
Sumner

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 985,000.00.**

Affiant

Sworn and subscribed before me on this the 5th day of April, 2024.

Notary Public

My Commission Expires: 5/19/2026

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

Tennessee Certification of Electronic Document

I, James W. Cobb, 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 4-5-2024 (date of document).

Affiant Signature

4-5-2024
Date

State of Tennessee

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 3/2/27

NOTARY'S SEAL

ASHLEY HUMBERT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY