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

Karen Johnson Davidson County
Batch# 1133541 DEEDWARR
05/10/2024 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20240510-0034730

2024-0251

39-B
File #24-1083

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 **Susan Hanna, an unmarried person**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jamie M. Perfilio and Jennifer R. Perfilio, husband and wife**, 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:**

Being Unit 43, of The Rows At The Annex, A Horizontal Property Regime with Private Elements, as stated, dated on 02/19/12, recorded in Instrument No. 20180516-0046957, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Susan Hanna, an unmarried person by Warranty Deed from 670 James Avenue, LLC, a Tennessee limited liability company of record in Instrument No. 20200206-0014119 Register's Office for Davidson County, Tennessee, dated February 06, 2020 and recorded on February 06, 2020.

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: 700 James Avenue #25, Nashville, TN 37209.

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 #:
Jamie M. Perfilio **700 James Avenue #25** **Nashville, TN 37209**	New Owner	**091-05-0W-043.00**

WITNESS THE EXECUTION HEREOF this 29th day of April, 2024.

Susan Hanna

State of Florida
County of Orange

On this 29th 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 Susan Hanna, 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 Ilena Dunlop By Physical Presence

My Commission Expires: 1-6-2026

Ilena Dunlop
Notary Public
State of Florida
Comm# HH175094
Expires 1/6/2026

State of Tennessee
County of Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 570,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of April, 2024.

Notary Public

My Commission Expires: 8/15/27

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 4/29/24 (date of document).

Affiant Signature

5/10/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of May, 2024.

Notary's Signature

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC SEAL
NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 10/22/26