Karen Johnson
Batch # 1141148
05/31/2024 10:27:08 AM
Fees: $13.00 Taxes: $1,387.50
Davidson County
DEEDWARR
2 pgs
20240531-0040418

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: LTL-21559-24

WARRANTY DEED

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Alice E Duncan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2024

Tracey Perry
NOTARY PUBLIC

My commission expires: 5-9-26

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Omar & Angela Marie Perez 5025 Hillsboro Pike, Unit 5A, Nashville, TN 37215	Same address as new owner	131-01-0D-026-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($375,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ALICE DUNCAN, BY AND THROUGH HER LAWFUL ATTORNEY-IN-FACT, JEFFREY RAY DUNCAN BY VIRTUE OF THAT POWER OF ATTORNEY RECORDED IN INSTRUMENT NUMBER 20201223-0153160, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **OMAR PEREZ AND ANGELA MARIE PEREZ, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 26 on the Plan of Georgetown Apartments, a condominium, of record in Book 5200, page 4, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alice Duncan from Rebecca G. Goodin, Trustee of the Revocable Trust Agreement of Rebecca G. Goodin, with full power to sell, convey, mortgage, or encumber without the joinder of any beneficiary, by Warranty Deed dated November 19, 1996 and recorded November 21, 1996 in Book 10267, page 142, said Register's Office. Said Alice Duncan is also known as Mary Alice Duncan.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 5025 Hillsboro Pike, Unit 5A, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 30th day of May, 2024

GRANTOR(S)

Mary Alice Duncan by Jeffrey Ray Duncan

Mary Alice Duncan by Jeffrey Ray Duncan, her Attorney-In-Fact

Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Jeffrey Ray Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who being by me duly sworn (of affirmed) did say that he is the lawful attorney-in-fact for Mary Alice Duncan and that said instrument was signed on behalf of the said Mary Alice Duncan by himself as her attorney-in-fact.

WITNESS my hand and seal, this the 30 day of May, 2024.

Notary Public

Jennifer L. Pennell

Printed Notary Name

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026