Karen Johnson
Batch # 1141432
06/03/2024 09:22:35 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDWARR
2 pgs
20240603-0040824

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Goehring, Rutter & Boehm, 525 William Penn Place, Suite 3110, Pittsburgh, PA 15219

| ADDRESS OF NEW OWNER AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBER |
|---|---|---|
| Perneau Family Trust | James M. Perneau, Trustee | 10514031600 |
| 9603 Romano Way<br>Brentwood, TN 37027 | 9603 Romano Way<br>Brentwood, TN 37027 | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JAMES M. PERNEAU and LINDA K. PERNEAU, hereinafter together called "Grantors", have bargained and sold, and by these presents do transfer and convey unto JAMES M. PERNEAU and LINDA K. PERNEAU, Trustees of the Perneau Family Trust dated May 4, 2022, hereinafter called "Grantees", their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4, Edgehill Estates, Section Four as shown on plat of record in Plat Book 4175, page 131, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to James M. Perneau and Linda K. Perneau, his wife, by Warranty Deed from Potter Brothers Construction, LLC, a Tennessee limited liability company, dated March 23, 2023 and recorded March 24, 2023 in the Register's Office for Davidson County, Tennessee, at Instrument No. 20230324-0021494.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is improved property known as 2224 Lindell Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Witness our hands this 18th day of May, 2024.

By: _____ By: _____
JAMES M. PERNEAU LINDA K. PERNEAU

STATE OF TENNESSEE

COUNTY OF Williamson

On this 18th day of May, 2024, before me a notary public in and for said Commonwealth and County, duly commissioned and qualified, personally appeared JAMES M. PERNEAU and LINDA K. PERNEAU, his wife, with whom I am personally acquainted (or proved to me, on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 3/18/24

_____
Notary Public

BRITTIAN BRANTLEY STATE OF TENNESSEE NOTARY PUBLIC EXP. MARCH 18, 2028 WILLIAMSON COUNTY

65316-0297030.1