This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1146769 DEEDWARR
06/13/2024 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $3,163.50
20240613-0044334

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $855,000

Affiant Signature

Subscribed and sworn to before me on this the 5TH day of JUNE 2024.

Carmen Coats
Notary Public

My Commission expires 3/3/26

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

NAME AND ADDRESS OF PROPERTY OWNER:
Craig and Julie Perry
1027 Chicamauga Ave
Nashville, TN 37206

SEND TAX BILLS TO:
~~Craig and Julie Perry~~ all
~~1027 Chicamauga Ave~~ exc
~~Nashville, TN 37206~~ exc
UNITED WHOLESALE MORTGAGE, LLC
7700 SOUTH BLVD, EAST
PONTIAC, MI 48341

MAP AND PARCEL NUMBER: Tax ID #: 08305005700

WARRANTY DEED

24NT00258

Effective the ~~4th~~ 31ST Day of ~~June~~ MAY, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Bruce Wideberg and Judith L. Wideberg, husband and wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Craig Perry and Julie Perry, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 of Block "B" on the Plan of East Wood Addition, Dr E.T. Brown's Resubdivision of the Stratton and Seymour and L.T. Baxter Lands of record in Plat Book 332, Page 63, 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 the same property conveyed to Bruce Wideberg and Judith L. Wideberg, husband and wife from Nelson Rhea Smith and Anne Williams Smith, husband and wife, by warranty Deed dated 03/24/2017 and recorded 03/27/2017 in Instrument No. 20170327-0029724, Register's Office of said County.

This is an improved property commonly known as: 1027 Chicamauga Ave, Nashville, TN 37206

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 heirs and assigns, forever. I do covenant with 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. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 4th day of June, 2024.

Judith Wideberg

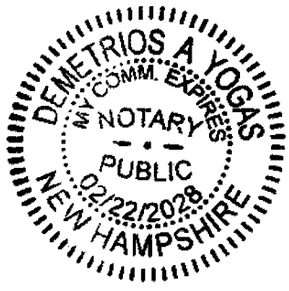
Bruce Wideberg

State of NEW HAMPSHIRE }
County of CARROLL }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Judith Wideberg and Bruce Wideberg,** the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained as her free act and deed.

Notary Public Demetrios A Yogas

My commission expires: 02/22/2028



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **May 31, 2024**.

Affiant Signature

June 13, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 13th day of June, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25