This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615)413-9589 fax

Karen Johnson Davidson County
Batch# 1154195 DEEDWARR
07/08/2024 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20240708-0050496

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HARRY A. TARPLEY, JR. and ROY W. DOTSON, TENANTS IN COMMON**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON CHADWICK PERKINS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, HIS 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 203; AND ONE PARKING SPACE UNIVERSITY HOUSE CONDOMINIUM, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20070418-0046460, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO HARRY A. TARPLEY, JR. AND ROY W. DOTSON, TENANTS IN COMMON, BY QUITCLAIM DEED FROM L.G.P. PARTNERSHIP, RECORDED ON 6/26/2024, OF RECORD IN INSTRUMENT NO. 20240626-0047748, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY PREVIOUSLY CONVEYED TO L.G.P. GENERAL PARTNERSHIP, BY WARRANTY DEED FROM MIDTOWN PROPERTIES PARTNERSHIP, DATED MAY 31, 2007, OF RECORD IN INSTRUMENT NO. 20070604-0065978, AND IN SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20240611-0043795, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 806 18TH AVENUE S #203, NASHVILLE, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25th day of June, 2024.

HARRY A. TARPLEY, JR.

ROY W. DOTSON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Harry A. Tarpley, Jr. and Roy W. Dotson , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Hendersonville (City), Tennessee (State), on this the 25th day of June, 2024.

Notary Public
My Commission Expires: 7/20/27

GINA DUNNING STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is **$ 330,000.00**.

Affiant

Subscribed and sworn to before me, this the 28th day of June, 2024.

NOTARY PUBLIC
My commission expires 7/15/26

KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address New Owner(s) as follows:
JASON PERKINS
30 Horseshoe Bend
Dallas, GA 30132

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 092 160H/203.00 CO

Certificate of Authenticity

I, Joshua A. Terry, 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 6/25/2024.

Affiant Signature – Joshua A. Terry

6/28/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/28/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27