WARRANTY DEED

Karen Johnson Davidson County
Batch# 1161304 DEEDWARR
07/24/2024 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $742.41
20240724-0055914

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,650.00

Katelyn Wilkerson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of July 2024.

Kayla Adams
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KAYLA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-28-2026

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
103 S Broadway St, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Wanda Williams and Luis Alonso Duran	New Owners	041-07-0-095
(NAME)	(NAME)	
3805 Marydale Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Lillie Chaney as Executor of The Estate of Joe L Perkins**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Wanda Williams and Luis Alonso Duran, as joint tenants in common with a right of survivorship**, hereinafter called the GRANTEE(S), his/her/their 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. 27 on the Plan of Bell Valley, of record in Book 3500, Page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert P. Vaughan and wife, Katie M. Vaughan by Warranty Deed from George Sprinkles and wife, Teresia Sprinkles, dated 07/02/1984, of record in Book 6330, Page 823, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joe L. Perkins et Ux, Patricia M. A. Perkins by Warranty Deed from Robert P. Vaughan et Ux, Katie M. Vaughan, dated 07/02/1985, of record in Book 6599, Page 617, Register's Office for Davidson County, Tennessee.

The said Patricia M. A. Perkins died on December 22, 2020, leaving the said Joe L. Perkins the sole surviving tenant by the entirety.

The said Joe L. Perkins died testate on February 1, 2024, leaving Lillie Chaney, as Executor of the Estate of Joe L. Perkins, as evidenced in File No. 24P376, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3805 Marydale Court, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 17 day of July 2024.

The Estate of Joe L. Perkins

Lillie Chaney Executor

Lillie Chaney, Executor

State of Tennessee
County of Lauderdale

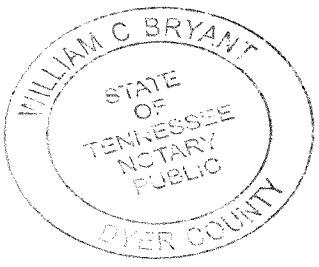
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Lillie Chaney, as Executor of the Joe L. Perkins Estate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the within named bargainor and that he/she executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 17 day of July, 2024.

WC Bryant

Notary Public

My Commission Expires: 6-18-2025



RETURN TO:
Stewart Title Company Tennessee Division
103 S Broadway St
Portland, TN 37148

202407240055914

CERTIFICATE OF AUTHENTICITY

I, Dakotah Harvey do hereby make oath that I am a licensed attorney and/or 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 July 18th 2024

Dakotah Harvey
Affiant
Date: July 24, 2024

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 24 day of July, 2024.

Kayla Adams
Notary Public

My Commission Expires: _____

KAYLA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-28-2028