Karen Johnson Davidson County
Batch# 1162588 DEEDWARR
07/25/2024 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20240725-0056333

WARRANTY DEED

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. AD-24-7101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2024

Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Perona and Danielle Perona	United Wholesale Mortgage	
(NAME)	(NAME)	
4114 Oriole Place	700 S Blvd E	131-03-2D-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Pontiac MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Mark Robert Myers, Successor Trustee of The Carrie Elizabeth London Revocable Living trust dated November 18, 2022**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Francis Perona and Danielle Elizabeth Perona, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 Unit A of 4114 & 4116 Oriole Place Homes, a Planned Unit Development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for 4114 & 4116 Oriole Place Homes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument Number 20171204-0123289, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co- owners and tenants of 4114 & 4116 Oriole Place Home, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20171204-0123289 and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Carrie E. London, a single woman by Warranty Deed from ASPEN Development, LLC, a Tennessee limited liability company of record in Instrument No. 20180910-0089368 Register's Office for Davidson County, Tennessee, dated August 27, 2018 and recorded on September 10, 2018.

Being the same property conveyed to Carrie Elizabeth London, trustee of The Carrie Elizabeth London Revocable Living trust dated November 18, 2022 by Warranty Deed from Carrie E. London of record in Instrument No. 20221201-0125970 Register's Office for Davidson County, Tennessee, dated November 18, 2022 and recorded on December 01, 2022.

The said Carrie Elizabeth London having since died on July 28, 2023.

This is property more commonly known as 4114 Oriole Place, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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; 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my/our hand this 22nd day of July, 2024.

The Carrie Elizabeth London Revocable
Living trust dated November 18, 2022

By: _____
Mark Robert Myers, Successor Trustee

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, Mark Robert Myers, Successor Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

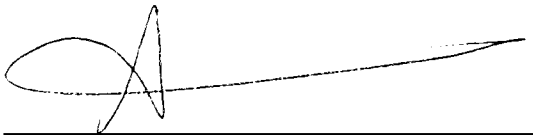
Witness my hand, at office, this 22nd day of July, 2024.

_____
Notary Signature
My commission expires: Jul 22, 2025



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **7-25-2024**.



Affiant Signature — Date: **7-25-2024**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **7-25-2024**.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal