This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23050-AP

Karen Johnson Davidson County
Batch # 1165691 DEEDWARR
08/02/2024 10:24:44 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20240802-0058779

STATE OF TENNESSEE
COUNTY OF Williamson

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2024.

Notary Public
My Commission Expires: _____

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jason Kyle Seris 1003 Phillips St. Nashville, TN 37208	New Owner	081-16-0-731

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Paul F. Perona, a married man, and Paul Perona, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jason Kyle Seris, an unmarried man**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 1, Re-Subdivision of Lots 11, 12 & 13, Haslam's Addition, according to survey and plat of same appearing of record in Book 3842, page 122, in the Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Paul F. Perona, an unmarried man and Paul Perona, a married man, joint tenants with right of survivorship by Warranty Deed from Ryan Campbell and Mary M. Righter nka Mary M. Campbell, husband and wife, dated March 29, 2018, recorded April 2, 2018, of record in Instrument No. 20180402-0030665, Register's Office for Davidson County, Tennessee.

Danielle Perona joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This property is not a primary residence of the Grantor Paul Perona and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This Instrument executed on behalf of Paul Perona ("Principal") by Paul F Perona pursuant to the Power of Attorney of record in Instrument Number 20240802-0056778, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1003 Phillips Street, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the

taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of July, 2024

GRANTOR:

Paul F. Perona

Danielle Perona

Paul Perona by Paul F Perona, as attorney-in-fact

Paul Perona by Paul F Perona as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul F. Perona and Danielle Perona, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of July, 2024.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul F. Perona the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Paul Perona ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 25th day of July, 2024.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26