THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-7712-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 720,000.00. Affiant
Karen Johnson Batch # 1172191 08/20/2024 10:41:21 AM Fees: $13.00 Taxes: $2,664.00 20240820-0063721 Davidson County DEEDWARR 2 pgs	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF AUGUST, 2024. Notary Public MY COMMISSION EXPIRES: 11-8-27 (AFFIX SEAL)

JAMES A. WAECHTER DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy David Perrin and Caroline Joyce Perrin	**Timothy David Perrin and Caroline Joyce Perrin**	
6205 Newburn Drive	6205 Newburn Drive	091-07-0-206.00
Bethesda, MD 20816	Bethesda, MD 20816	
(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, WE, **Amy Lestage, joined by her spouse, Benjamin Glazer**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy David Perrin and Caroline Joyce Perrin, a married couple**

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 1309, Block 184, No. 1 Plan of West Nashville, as shown on Plat of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the Property.

Being the same property conveyed to Amy Lestage, a single person by Warranty deed from Jeff Estepp, LLC of record in Instrument No. 20150702-0064205 Register's Office for Davidson County, Tennessee, dated June 26, 2015 and recorded on July 02, 2015. Benjamib Glazer, spouse of Amy Lestage, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **5402 C Kentucky Avenue, Nashville, TN 37209**

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 our hands this the 16 day of August, 2024.

Amy Lestage

Benjamin Glazer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amy Lestage and Benjamin Glazer,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16 day of August, 2024.

My Commission expires: 11-8-27

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE