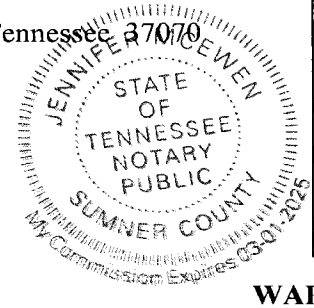
Karen Johnson Davidson County
Batch# 1173015 DEEDWARR
08/21/2024 01:53:30 PM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20240821-0064341

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$475,000.00**

Subscribed and sworn to before me this 20th day of August, 2024.

Notary Public **Affiant**

My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Alyssa Marie Hyden & **Kyle Matthew Kent** **7606 Whites Creek Pike** **Joelton, TN 37080**	Same as New Owner.	015-00-0-019.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **William Jeffrey Perry, II**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Alyssa Marie Hyden and Kyle Matthew Kent, a married couple**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Perry-Johnston Two-Lot Subdivision, of record in Plat Book 6200, Page 888, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLIAM JEFFREY PERRY AND WIFE, MARILYN T. PERRY, by deed from HAROLD GLEN PERRY AND WIFE, MARY W. PERRY, of record in Book 8317, Page 97, dated March 25, 1991, said Register's Office.

Further being the same property conveyed to WILLIAM JEFFREY PERRY, by quitclaim deed from MARILYN T. PERRY, of record in Book 9595, Page 385, dated February 6, 1995, said Register's Office.

Further being the same property conveyed to WILLIAM JEFFREY PERRY, UNMARRIED AND HAROLD G. PERRY AND WIFE, MARY W. PERRY, as to one-half interest, as tenants by the entirety with right of survivorship, by quitclaim deed from WILLIAM JEFFREY PERRY, UNMARRIED, of record in Book 10161, Page 912, dated August 19, 1996, corrected in Book 10195, Page 610, and further corrected in Book 10213, Page 148, said Register's Office.

Further being the same property conveyed to KERRICA PERRY AND WILLIAM JEFFERY PERRY, by quitclaim deed from WILLIAM JEFFREY PERRY AND HAROLD G. PERRY AND MARY W. PERRY, of record in Instrument No. 20031028-0158416, dated October 17, 2021, said Register's Office.

Further being the same property conveyed to WILLIAM JEFFERY PERRY, by quitclaim deed from KERRICA PERRY, of record in Instrument No. 20101228-0103016, dated September 22, 2010, said Register's Office. WILLIAM JEFFERY PERRY having since died testate on or about February 10, 2024. Pursuant to the Last Will and Testament of WILLIAM JEFFREY PERRY, filed in The Circuit Court of Davidson County, Tennessee (Probate Division), Case No. 24P400, said property was devised to his son, WILLIAM JEFFREY PERRY, II.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This conveyance is subject to all restrictions, easements and planning documents of record.
This is improved property known as: 7606 Whites Creek Pike, Joelton, TN 37080

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 20th day of August, 2024.

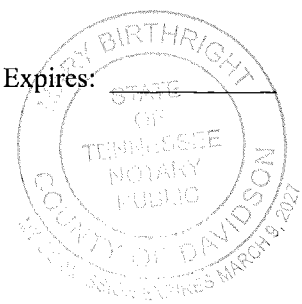
William Jeffery Perry II
WILLIAM JEFFREY PERRY, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **William Jeffrey Perry, II**, 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.

Witness my hand and official seal at Goodlettsville, Tennessee this the 20th day of August, 2024.

My Commission Expires: _____



Mary Birthright
NOTARY PUBLIC

The Estate of William Jeffrey Perry

Kaye P. Lewis, Executrix

By: Kaye P. Lewis, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of August 2024, before me, Mary Birthright, personally appeared **Kaye P. Lewis, Executrix of the Estate of William Jeffrey Perry**, 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 and who further acknowledged that they are the Personal Representative of the **Estate of William Jeffrey Perry, as appointed by court Order of record in Docket No. 24P-400 in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville (Probate Division)** and is authorized to execute this Instrument as the Personal Representative on behalf of said Estate.

Witness my hand and official seal at Goodlettsville, Tennessee this the 20th day of August, 2024.

My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 6, 2027

Mary Birthright
NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 08/20/24 (date of document).

Affiant Signature

08/20/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 20th day of August, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL