Karen Johnson Davidson County
Batch # 1189447 DEEDWARR
10/03/2024 08:15:50 AM 2 pgs
Fees: $13.00 Taxes: $1,007.92
20241003-0076616

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1268

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Allen Perry, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Michael Frazee, a married man, Jeremy M. Holley, a married man and Andrew F. Hunt, a married man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes at 2418 Chapman Drive, a Horizontal Property Regime with private elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240918-0072234, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Betty A. Cortner, a single person by Warranty Deed from Liviu E. Toma and wife, Daniela M. Toma of record in Instrument No. 20070216-0019580 Register's Office for Davidson County, Tennessee, dated February 15, 2007 and recorded on February 16, 2007.

Being a portion of the same property conveyed to Betty A. Cortner and Beth A. Dunn, as joint tenants with right of survivorship by Special Warranty Deed from Betty A. Cortner of record in Instrument No. 20161128-0124599 Register's Office for Davidson County, Tennessee, dated November 16, 2016 and recorded on November 28, 2016.

Being a portion of the same property conveyed to Betty Ann Cortner by Quitclaim Deed from Beth Ann Dunn of record in Instrument No. 20171019-0107005 Register's Office for Davidson County, Tennessee, dated October 02, 2017 and recorded on October 19, 2017.

Being a portion of the same property conveyed to Allen Perry, a married man, by Warranty Deed from Betty Ann Corner, a single woman, dated August 8, 2024 and recorded August 12, 2024 in Instrument No. 20240812-0060664, Register's Office of Davidson County, Tennessee. The subject property has not been the residence of the Grantor nor the Grantor's spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2418 A Chapman Drive, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
John Michael Frazee **Jeremy Holley** **Andrew Hunt**	**New Owner**	**083-11-0V-001.00**

WITNESS THE EXECUTION HEREOF this 1st day of October, 2024.

Allen Perry

State of Tennessee)
County of Davidson)

On this 1st day of October, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Allen Perry, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 272,411.69.**

Affiant

Sworn and subscribed before me on this the 2nd day of October, 2024.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON