WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00

Madelyn Gonzalez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF September, 2024

Notary Public

MY COMMISSION EXPIRES: 3-20-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mackenzie Taylor Craig Boyte and Kimberly Esmeralda Mendez Gonzalez	Guild Mortgage Company	
(NAME)	(NAME)	
9028 Rigden Mill Drive	5887 Copley Drive	173 09 0A 527.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Diego, CA 92111	
(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, **GREGORY G. PERRY, AN UNMARRIED MAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIMBERLY ESMERALDA MENDEZ GONZALEZ, UNMARRIED, AND MACKENZIE BOYTE, UNMARRIED, AS JOINT TENANTS,** 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. 434 on the plan of LENOX VILLAGE, PHASE SEVEN, of record as Instrument No. 20051028-0130418, in the register's office for Davidson County, Tennessee, to which plan reference is made for more complete and accurate description.

Being the same property conveyed to Gregory G. Perry, an unmarried man, by Quitclaim Deed from Melitta Lahn, an unmarried woman, of record in Instrument No. 20200915-0105273, in the Register's Office of Davidson County, Tennessee, dated August 05, 2020 and recorded on September 15, 2020.

Being the same property conveyed to Monica Lisa Lahn, an unmarried person, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20061201-0148465, in the Register's Office of Davidson County, Tennessee, dated November 30, 2006 and recorded on December 01, 2006. The said Monica Lisa Lahn died on December 10, 2019. See Affidavit of Heirships Recorded in Instrument Nos. 20200915-0105271 and 20200915-0105272, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Karen Johnson Davidson County
Batch# 1191992 DEEDWARR
10/09/2024 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.13
20241009-0078568

MS2024-1204

unimproved
This is improved x property, known as 9028 Rigden Mill Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 2 day of September, 2024

Gregory G. Perry by Kathy Perry, attorney in fact

GREGORY G. PERRY BY KATHY PERRY,
AS HIS ATTORNEY-IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 2 day of October, 2024, Personally appeared before me, the undersigned notary public, **Kathy Perry**, to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Gregory G. Perry** and acknowledged that he/she executed the same as the free act and deed of the said **Gregory G. Perry**, pursuant to the Power of Attorney of Record in ~~Book 8754, and Page(s) 559-580~~, Register's Office for ~~Williamson~~ Davidson County, Tennessee.

instrument no. 20241003-0076645

KM

Davidson

KM

Witness my hand and official seal this 2nd day of September, 2024.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public

MS2024-1204

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 10-4-24.

Affiant Signature

10-9-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY