Karen Johnson Davidson County
Batch# 1197445 DEEDWARR
10/23/2024 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,191.40
20241023-0082460

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2024 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
File No. AP-24-7789	

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Pera, Holly Pera, and Robert Scott Harper	Zillow Home Loans, LLC	
(NAME) 144 Haynes Park Drive	(NAME) 2600 Michelson Dr. Ste 1201	069-04-0-122.00
(ADDRESS) Nashville, TN 37218	(ADDRESS) Irvine, CA 92612	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

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, I/we, **Dayna Vezina, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Scott Harper, unmarried and Holly Pera and husband Michael Pera, as joint tenants with the right of survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 14, on the Plan of Section 2, Haynes Park Subdivision, of record in Plat Book 4460, Page 51, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dayna Vezina, an unmarried woman by Warranty Deed from Paula A. Rhea, an unmarried woman of record in Instrument No. 20230420-0028972 Register's Office for Davidson County, Tennessee, dated April 14, 2023 and recorded on April 20, 2023.

This is property more commonly known as 144 Haynes Park Drive, Nashville, TN 37218.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 16th day of October, 2024.

Dayna Vezina

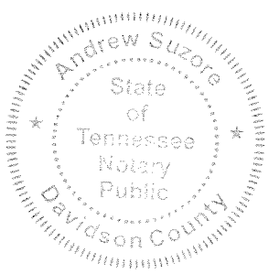
Dayna Vezina

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of October, 2024, before me personally appeared Dayna Vezina, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of October, 2024.

Notary Signature
My commission expires: May 8, 2028



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 10/16/24 (date of document).

Affiant Signature

10/22/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 22nd day of October, 2024

Notary Public

My Commission Expires:

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

NOTARY'S SEAL