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

Karen Johnson
Batch # 1197569
10/24/2024 09:53:51 AM
Fees: $13.00 Taxes: $4,329.00

Davidson County
DEEDWARR
2 pgs

39-B
I-1264

20241024-0082626

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 **VICTORIA BRONFMAN, UNMARRIED,** 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 B, as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 2413 Chapman Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20230509-0034484, Register's Office for said County, said Unit being identified and shown on the Plat attached thereto, to which reference is hereby made for a more complete description of said unit.

Being a portion of the same property conveyed to David M. Melton and wife, Patricia Gayle Melton by Warranty Deed from Eugene Martin Sullins and wife, Lassie C. Sullins of record in Book 5520, page 539, Register's Office for Davidson County, Tennessee, dated October 25, 1979 and recorded on October 26, 1979.

Being a portion of the same property conveyed to Patricia Gayle Melton by Quitclaim Deed from David Medford Melton of record in Book 6213, page 70, Register's Office for Davidson County, Tennessee, dated January 04, 1984 and recorded on January 12, 1984.

Being a portion of the same property conveyed to Jeanne Burton Gregory, Trustee by Quitclaim Deed from Patricia Gayle Melton, now known as Gayle B. Stewart of record in Book 9534, page 813, Register's Office for Davidson County, Tennessee, dated August 01, 1994 and recorded on August 01, 1994, and within the same Deed, Jeanne Burton Gregory, Trustee, conveyed said interest unto Michael R. Stewart and wife, Gayle B. Stewart.

Being a portion of the same property conveyed to Allen Perry, married by Warranty Deed from Michael R. Stewart and wife, Gayle B. Stewart of record in Instrument No. 20230329-0022878 Register's Office for Davidson County, Tennessee, dated March 28, 2023 and recorded on March 29, 2023. The subject property has not been the residence of the Grantor nor the Grantors 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: 2413 B 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:
Victoria Bronfman
2413 B Chapman Drive
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT
Morgan Stanley Private Bank
4270 Ivy Pointe Blvd.
Suite 400
Cincinnati, OH 45245

TAX MAP-PARCEL #:
083-12-1E-002.00

WITNESS THE EXECUTION HEREOF this 23rd day of October, 2024.

Allen Perry

State of Tennessee)
County of Davidson)

On this 23rd 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: 7/3/28

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,170,000.00.**

Affiant

Sworn and subscribed before me on this the 23rd day of October, 2024.

Notary Public

My Commission Expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028