| | |
|---|---|
| Karen Johnson Davidson County<br>Batch# 1198571 DEEDWARR<br>10/30/2024 09:46:30 AM 3 pgs<br>Fees: $18.00 Taxes: $684.50<br>20241030-0083375 | STATE OF TENNESSEE<br>COUNTY OF ~~Davidson~~ Sumner<br><br>The actual consideration or value, whichever is greater, for this transfer is $185,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 28th day of October, 2024.<br><br>Notary Public<br>My commission expires:<br>03/21/2025 |

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: (If left blank, send to new owner at property address) | Map-Parcel Numbers: |
|---|---|---|
| **JH Investments, LLC** | **New Owner** | **05316001400** |
| **2000 Mallory Lane** | **2000 Mallory Lane** | |
| **Franklin, TN 37067** | **Franklin, TN 37067** | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Michael F Perry**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**JH Investments, LLC, a Tennessee limited liability company**

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. 4, Map of Green Heights, of record in Book 1835, Page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Michael F Perry, by Executor's Quitclaim Deed from Michael F Perry, Executor of the Estate of Kathryn S Perry, dated September 21, 2022, of record in Instrument No. 20221005-0109673, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William F Perry and wife, Kathryn S Perry, by Deed from Ted R Thacker and wife, Elizabeth Jane Thacker, dated September 30, 1959, of record in Book 2963, Page 237, in the Register's Office for Davidson County, Tennessee. William F. Perry died on May 4, 2015, leaving Kathryn S. Perry as the sole surviving tenant. Kathryn S Perry died testate on January 24, 2022. By Last Will and Testament admitted to probate in the Probate Court for Davidson County, Tennessee, the herein described property was devised to Michael F Perry. Subject property was never the sole primary residence of said Grantor, his spouse, heirs or assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 121 Ray Avenue, Nashville, TN 37138.

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 in 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.

Michael F Perry Date: 10/25/24

Michael F Perry

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Michael F Perry, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of October, 2024.

NOTARY PUBLIC

My Commission Expires: 3/8/26

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2026

**Tennessee Certification of Electronic Document**

I, Jennifer Russell, 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 true and exact copy of the original document executed and authenticated according to law on 10/25/24 (date of document).

Jennifer Russell
Affiant Signature

10/28/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 28th day of October 2024.

Debra Paulsson
Notary's Signature

MY COMMISSION EXPIRES: 09/19/2028

NOTARY'S SEAL

