Karen Johnson Davidson County
Batch# 1223160 DEEDWARR
01/03/2025 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20250103-0000762

ALLISYN G PINKSTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-24-2025 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $590,000.00. Affiant Subscribed and sworn to before me, this 3rd day of January, 2025. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jack Boyd	**New Owner**	**071-15-0-213.00**
1307A Stainback Avenue		
Nashville, TN 37207		

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 ACKNOWLEDGED, WE,

Shonna J. Perdue, an unmarried woman

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

Jack Boyd, a single man

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. 110 on the Plan of The Highland Land Co.'s Subdivision of record in Book 421, Page 14, in the Register's Office for Davidson County, Tennessee. Said Lot No. 110 front 25 feet on the easterly side of Stainback Avenue and runs back between parallel lines 175 feet to an alley and as described on boundary survey of Marty Cantrell, RLS #1638 dated August 15, 2014.

Being the same property conveyed to Brandon L. Perdue and wife, Shonna J. Perdue by Warranty deed from Skyview Property Group, LLC, a Tennessee limited liability company of record in Instrument No. 20160712-0071171 Register's Office for Davidson County, Tennessee, dated July 07, 2016. Then being all of the property conveyed to Shonna J. Perdue, a single woman, by deed from Brandon L. Perdue, a single man, pursuant to divorce, Davidson County 17D1100 of record in Instrument No. 20220401-0038015, Register's Office for Davidson County, Tennessee, dated March 24, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 421, Page 14, Register's Office for Davidson, Tennessee.
c. Restrictive Covenant for a Detached Structure of record in Instrument No. 20161201-0126172, in the Register's Office for Davidson County, Tennessee.
d. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1307A Stainback Avenue, Nashville, TN 37207.

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 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(s) this 3rd day of January, 2025.

Shonna J. Perdue

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Shonna J. Perdue, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of January, 2025.

Notary Signature
My commission expires:

RUSSELL J. MCCANN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/14/25
COUNTY OF WILLIAMSON

File #: 24-554
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **January 3, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

1/3/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3** day of **January**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025