Karen Johnson
Batch # 1224515
01/08/2025 08:11:18 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20250108-0001502

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Parcel ID: 118 09 4A 001

WARRANTY DEED

Property Address & New Owner:
ANTON DIAS PERERA, Trustee of the
ANTON DIAS PERERA REVOCABLE
LIVING TRUST
967 Draughon Avenue
Nashville, TN 37204

Mail Tax Statement to:
Anton Dias Perera
2314 Duntreath Road
Germantown, TN 38139

The GRANTOR, **ANTON DIAS PERERA, an unmarried person,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

ANTON DIAS PERERA, Trustee of the
ANTON DIAS PERERA REVOCABLE LIVING TRUST,
dated January 2, 2025

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit "A" established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 969 Draughon Ave, a Horizontal Property Regime, of record in Instrument No. 20220630-0076080, as amended in Instrument No. 20220826-0096805, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to ANTON DIAS PERERA, an unmarried person, by Warranty Deed of record at Instrument No. 20231218-0097257 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustee or any Successor Trustees and assigns in fee simple forever.

The Grantor does hereby covenant with said Trustee or any Successor Trustees that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; and that he warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 2nd day of January, 2025, by the undersigned.

ANTON DIAS PERERA

STATE OF TENNESSEE

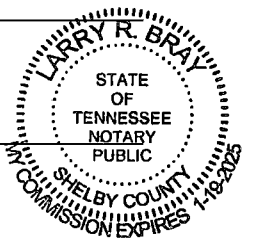
COUNTY OF SHELBY

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **ANTON DIAS PERERA,** to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 2nd day of January, 2025.

NOTARY PUBLIC

My Commission Expires: _____



THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

COUNTY OF SHELBY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this this 2nd day of January, 2025.

NOTARY PUBLIC

My Commission Expires: _____

