Karen Johnson Davidson County
Batch# 1267284 DEEDWARR
05/01/2025 09:45:30 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20250501-0033614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$290,000.00**

Joyce Ann Block Boulton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF **APRIL, 2025.**

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

DEBORAH J. COHEN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A&G CONSTRUCTION INC.	**SAME**	**119-13-0-081.00**
(NAME) **229 PLEASANT RUN RD.**	(NAME) 229 Pleasant Run Rd	
(ADDRESS) **SMYRNA, TN 37167**	(ADDRESS) Smyrna, TN 37167	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JOANNA PERRY, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **A&G CONSTRUCTION INC., A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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. 63 on the Map of H. G. McNabb Subdivision, of record in Book 1130, page 64, Register's Office for said County.

Said Lot No. 63 fronts 65 feet on the westerly margin of Louise Drive and extends back 173.7 feet on the northerly line and 172.5 feet on the southerly line to a dead line in the rear, measuring 65 feet thereon.

Being the same property conveyed to Joyce Boulton from Joe Redman by warranty deed dated November 14, 2013, of record in Instrument No. 20131110-0118780, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Joanna Perry from Joyce Boulton by quitclaim deed dated August 9, 2022, of record in Instrument No. 20220811-0091304, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 1130, page 64, and any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****See Limited Power of Attorney for Joanna Perry of record in Instrument No. 20250325-0022197, said Register's Office.****

Unimproved ( )
This is improved(X) property, known as **3103 LOUISE DRIVE, NASHVILLE, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 25th day of April, 2025.

Joanna Perry by Joyce Ann Black Boulton ATTY in fact

JOANNA PERRY
By: Joyce Ann Black Boulton, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of April, 2025, before me personally appeared **JOYCE ANN BLACK BOULTON, Attorney-in-Fact for JOANNA PERRY**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **JOANNA PERRY,** and who acknowledged that she executed the same as the free act and deed of **JOANNA PERRY.**

Witness my hand and official seal at office this 25th day of April, 2025.

My commission expires: **March 3, 2026**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, Andy Maloney, 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 4/25/2025 (date of document).

Affiant Signature
Date 4/25/2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25 day of April, 2025

Notary's Signature
MY COMMISSION EXPIRES: 3/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202505010033614