# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1282020 DEEDWARR
06/06/2025 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $529.10
20250606-0044685

LL-KH-25-827

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **HIS Investments LLC** | HIS Investments, LLC | |
| (NAME) | (NAME) | **051-04-0-171.00** |
| **827 Argle Avenue** | 2832 Gaywinds Ct. | |
| (ADDRESS) | (ADDRESS) | |
| **Madison, TN 37115-4702** | Nashville, TN 37214 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PERRY B. HOUSMAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HIS INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 6, of Block D and the Southerly one-half of Lot No. 5 of Block D on the Map of Power and Roth's Madison Park of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee. Said lot and part of said lot adjoin and front together 75 feet on the East side of Argyle Avenue and run back between parallel lines 220 feet to a dead line.

Being the same property conveyed to William Hardy Houseman, III, an unmarried man by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America of record in Instrument No. 20100430-0033266 Register's Office for Davidson County, Tennessee, dated April 28, 2010 and recorded on April 30, 2010.

Said William Hardy Houseman, III having since died testate on February 8, 2025. His interest in the subject property vested in Perry B. Housman as Devisee under hs duly probated Last Will and Testament in Docket No: 25P770 in The Circuit Court of Davidson County, Tennessee.
Subject property was not the primary residence for Grantor(s) and/or Grantor's spouse.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 963, Page 665, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **827 Argle Avenue, Madison, Tennessee 37115-4702**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 4th DAY OF JUNE, 2025.

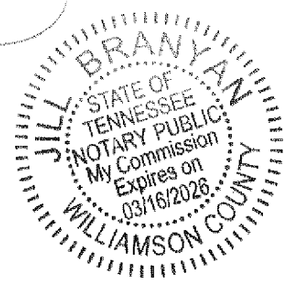
Perry B. Housman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PERRY B. HOUSMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of June, 2025.

Notary Public
My Commission Expires: 03/16/26
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Ryan Lux, 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 **June 4, 2025**.

Date

Affiant Signature

**June 4, 2025**
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4th** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

