WARRANTY DEED

Karen Johnson
Batch # 1285235
06/17/2025 11 14 23 AM
Fees $13 00 Taxes $1,285 71

Davidson County
DEEDWARR
2 pgs

20250617-0047496

LB-MTHS-25-8132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,488 16

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2025

Notary Public

MY COMMISSION EXPIRES 05/08/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

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)
8132 Bonnafair Drive Title Holding Trust	**Same as New Owner**	
(NAME) **39 Halsey Drive**	(NAME)	**074-04-0-034 00**
(ADDRESS) **Old Greenwich, CT 06870**	(ADDRESS)	
(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, **LATOYA PERKINS, AN UNMARRIED PERSON, AND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **8132 BONNAFAIR DRIVE TITLE HOLDING TRUST, DATED JUNE 11TH, 2025,** 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

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit

Being Lot No 7 on the Plan of Section Twelve, Hermitage Hills, of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description

Being the same property conveyed to Latoya Perkins, an unmarried person, and Rochelle Perkins, an unmarried person, Tenants in common by Warranty Deed from Phillip Daniel Hayes, a married man of record in Instrument No 20220819-0094091 Register's Office for Davidson County, Tennessee, dated August 19, 2022 and recorded on August 19, 2022

Being the same property conveyed to Latoya Perkins, an unmarried person, and Rochelle Perkins, an unmarried person, Tenants in common by Warranty Deed from Phillip Daniel Hayes, a married man of record in Instrument No 20220819-0094091 Register's Office for Davidson County, Tennessee, dated August 19, 2022 and recorded on August 19, 2022

The said Rochelle Perkins having since died intestate on or about July 10th, 2023, leaving her only child, Latoya Perkins, as her sole heir at law as evidenced in Affidavits of Heirshipf record in Instrument Nos 20250617-0047494 and 20250617-0047495 Register's Office for Davidson County, Tennessee.

This conveyance is subject to·

- A Deed of Trust by Latoya Perkins, an unmarried person, and Rochelle Perkins, an unmarried person, Tenants in common, trustor, to William H Hilton III, trustee, for the benefit of LoanDepot Com, LLC, beneficiary, to secure a note in the original amount of $ 361,212 00 secured thereby, dated August 19, 2022, and recorded on August 19, 2022, of record as Instrument Number 20220819-0094092, Register's Office for Davidson County, Tennessee
- 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 4675, Page 125, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 4820, Page 611, amended in Book 4960, Page 506 and Book 4969, Page 667, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **8132 Bonnafair Drive, Hermitage, Tennessee 37076**

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 12 DAY OF JUNE, 2025

Latoya Perkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LATOYA PERKINS, 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 12th of June, 2025

Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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