Prepared by:
Centennial Title Company, Inc
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1290405 DEEDWARR
06/26/2025 09 59 55 AM 2 pgs
Fees $13 00 Taxes $6,604 50

20250626-0050307

39-B
File #25-1143

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Allen Perry, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jordan Weldie Murray and Tristan E. Murray, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land located in Davidson County, Tennessee, being known and designated as Unit A of Homes at 4201 Belmont Boulevard established pursuant to the Declaration for Homes at 4201 Belmont Boulevard, a Horizontal Property Regime, of record in Instrument Number 20230615-0045873, Register's Office for Davidson County, Tennessee, and depicted on the plan attached as Exhibit "B" to said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Allen Perry by Warranty Deed from Bars Hooper Holdings, LLC of record in Instrument No. 20230307-0016238, Register's Office for Davidson County, Tennessee, dated March 6, 2023 and recorded on March 7, 2023. The Grantor is married; however, the Grantor nor the Grantor' spouse or issue have lived in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4201 A Belmont Boulevard, Nashville, TN 37212.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Jordan Weldie Murray
Tristan E. Murray
4201 A Belmont Boulevard
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
131-03-4D-001.00

WITNESS THE EXECUTION HEREOF this 10th day of June, 2025.

Allen Perry

State of Tennessee)
County of Davidson)

On this 10th day of June, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Allen Perry , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,785,000.00.**

Affiant

Sworn and subscribed before me on this the 24th day of June, 2025.

Notary Public

My Commission Expires: _____

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025