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

39-B
File #25-1142

Karen Johnson
Batch # 1296861
07/11/2025 12:18:39 PM
Fees: $13.00 Taxes: $6,567.50
Davidson County
DEEDWARR
2 pgs
20250711-0054776

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, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Melissa Zophin and Brian Zophin, 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 B 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 a portion of 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 06, 2023 and recorded on March 07, 2023. The Grantor is married; however, the Grantor nor the Grantor's 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 B Belmont Boulevard, Nashville, TN 37215.

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:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Melissa Zophin **Brian Zophin** **4201 B Belmont Boulevard** **Nashville, TN 37215**	**NEW OWNER**	**131-03-4D-002.00**

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.

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

Notary Public

My Commission Expires: 3/3/29

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,775,000.00.**

Affiant

Sworn and subscribed before me on this the 11TH day of July, 2025

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 7/3/28