Prepared by.
Centennial Title Company, Inc.
30 Burton Hills Blvd , #165
Nashville, TN 37215
Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-C-25-2429-A

39-B
Karen Johnson Davidson County 30
Batch # 1298514 DEEDWARR
07/17/2025 03.03 05 PM 2 pgs
Fees $13 00 Taxes $4,440 00
20250717-0056575

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 **John William Cruz and Corey David French, Both Unmarried**, 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 in Davidson County, Tennessee, being Unit No. A on the Plan of Homes at 2429 Chapman Drive, a Horizontal Property Regime with private elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240918-0072235, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Ross W. Brothers and wife, Dorothy Virginia Brothers by Warranty Deed from Hickman Joyce Gibson, Jr. and wife, Gwendolyn B. Gibson of record in Book 4028, page 456, Register's Office for Davidson County, Tennessee, dated June, 15, 1966 and recorded on June 21, 1966. See Final Decree of Divorce of record in Book 6630, Page 790, in the Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to James H. Hughes and wife, Dorothy V. Hughes by Quitclaim Deed from Dorothy Ward Brother of record in Book 6663, page 819, Register's Office for Davidson County, Tennessee, dated August 16, 1985 and recorded on September 24, 1985. The said James H. Hughes died on or about January 18, 2003. The said Dorothy V. Hughes died on or about February 06, 2024. See probate Docket No. 24P903, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Allen Perry, a married man by Warranty Deed from Paul Brickles, Executor of Estate of Dorothy Virginia Hughes of record in Instrument No. 20240806-0059992 Register's Office for Davidson County, Tennessee, dated July 30, 2024 and recorded on August 06, 2024. The Grantor is married. However, the Grantor nor the Grantors'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: 2429 A Chapman Drive, Nashville, TN 37206.

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 #:
John William Cruz **Corey David French** **2429 A Chapman Drive** **Nashville, TN 37206**	Same as New Owner's	**083-12-3C-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
STATE OF TENNESSEE NOTARY PUBLIC
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: **$ 1,200,000.00.**

Affiant

Sworn and subscribed before me on this the 16th day of July, 2025.

Notary Public

My Commission Expires: 9-8-2025

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025