This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-6583-CL

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $395,000 00.

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2025.

Notary Public
My Commission Expires: Mar 8, 2029

R L MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1304395
08/01/2025 10 29 54 AM
Fees $13 00 Taxes $1,461 50

Davidson County
DEEDWARR
2 pgs

20250801-0061066

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Camaron Perry 617 Meadow Lane Drive Nashville, TN 37221	New Owner	128 10 0 193 00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Scott D. Schleiff and Erin R. Schleiff, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Camaron Perry, an unmarried person** (individually and collectively, "Grantee"), a 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 4 on the Plan of HOLT MEADOWS of record in Plat Book 4300, Page 174, 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 the same property conveyed to Scott D Schleiff and Erin R. Schleiff, husband and wife, by Warranty Deed from Anne Rigsby (formerly known as Anne Gottfried) and Neal Rigsby, wife and husband, of record in Instrument No. 20160427-0040972, in the Register's Office of Davidson County, Tennessee, dated April 26, 2016 and recorded on April 27, 2016

This is improved property located at **617 Meadow Lane Drive, Nashville, TN 37221.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions, and 6) other matters of public record

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2025.

GRANTOR.

Scott D Schleiff

Erin R Schleiff

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Scott D. Schleiff and Erin R Schleiff, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of July, 2025

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY