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

Karen Johnson Davidson County
Batch# 1319983 DEEDWARR
09/08/2025 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $4,569.50
20250908-0071701

39-B
File #25-1227

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 **Kyle Jordan McDowell and Cassandra Leslye Phipps**, 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 B on the Plan of Homes at 2429 Chapman Drive, a Horizontal Property Regime With Private Elements, established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20240918-0072235, in the Register's Office for Davidson County, Tennessee, as shown in Exhibit "B", to which declaration reference is hereby made for a more complete description of the property.

Being a portion of 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 subject property has not been the residence of the Grantor nor the Grantor's Spouse or issue.

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 B 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:
Kyle Jordan McDowell
Cassandra Leslye Phipps
2429 B Chapman Drive
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT
Pennymac Loan Services, LLC
P.O. Box 30597
Los Angeles, CA 90030

TAX MAP-PARCEL #:
083-12-3C-002.00

WITNESS THE EXECUTION HEREOF this 29th day of August, 2025.

Allen Perry

State of Tennessee)
County of Davidson)

On this 29th day of August, 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: 7/3/29

DESIREE D. MAXWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,235,000.00.**

Affiant

Sworn and subscribed before me on this the 2nd day of September, 2025.

Notary Public

My Commission Expires: 3-23-27

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 8, 2025.

Affiant Signature _____

September 8, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8th day of September 2025.

_____
Notary's Signature

MY COMMISSION EXPIRES: 3-23-27

Amelia Swanson
State of Tennessee Notary Public
Williamson County