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

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

39-B
Karen Johnson
Batch # 1332255
10/09/2025 10 33 40 AM
Fees $13 00 Taxes $4,477 00
Davidson County
DEEDWARR
2 pgs
20251009-0080715

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 **Christopher Jeffrey Climo and Macy Rose Climo, 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 in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 2418 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. 20240918-0072234, 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 Betty A. Cortner, a single person by Warranty Deed from Liviu E. Toma and wife, Daniela M. Toma of record in Instrument No. 20070216-0019580 Register's Office for Davidson County, Tennessee, dated February 15, 2007 and recorded on February 16, 2007.

Being a part of the same property conveyed to Betty A. Cortner and Beth A. Dunn, as joint tenants with right of survivorship by Special Warranty Deed from Betty A. Cortner of record in Instrument No. 20161128-0124599 Register's Office for Davidson County, Tennessee, dated November 16, 2016 and recorded on November 28, 2016.

Being a part of the same property conveyed to Betty Ann Cortner by Quitclaim Deed from Beth Ann Dunn of record in Instrument No. 20171019-0107005 Register's Office for Davidson County, Tennessee, dated October 02, 2017 and recorded on October 19, 2017.

Being a part of the same property conveyed to Allen Perry, a married man by Warranty Deed from Betty Ann Cortner, a single woman of record in Instrument No. 20240812-0060664 Register's Office for Davidson County, Tennessee, dated August 08, 2024 and recorded on August 12, 2024. 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: 2418 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:
Christopher Jeffrey Climo
Macy Rose Climo
2418 B Chapman Drive
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT

NEW OWNER

TAX MAP-PARCEL #:
083-11-0V-002.00

WITNESS THE EXECUTION HEREOF this 2nd day of October, 2025.

Allen Perry

State of Tennessee)
County of Davidson)

On this 2nd day of October, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Allen Perry ~~and~~, 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: **$ 1,210,000.00.**

Affiant

Sworn and subscribed before me on this the 8th day of October, 2025.

Notary Public

My Commission Expires: _____

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029