Karen Johnson Davidson County
Batch# 1357398 DEEDWARR
12/12/2025 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20251212-0099123

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is ~~$350,000.00~~ $335,000.00

Rachel Brown RB
Affiant

Subscribed and sworn before me this the 9th day of December, 2025.

William Burton
Notary Public
My commission expires: 9/16/2028

WILLIAM BURTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/16/2028
RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dan A. Peery 921 Forest Pointe Lane Antioch, TN 37013	CMG Mortgage 3160 Crow Canyon Rd., Ste 400 San Ramon, CA 94583	150-09-0B 031.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARMAINE D. PERKINS, UNMARRIED**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **DAN A. PEERY, AN UNMARRIED MAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the First Revision, Forest Pointe, Phase II, as of record in Book 9700, page 138, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charmaine D. Perkins, unmarried, by deed dated 09/24/2015, from Phillory Korane Bracey and wife, Lashonda P. Braden, husband and wife, of record in Instrument No. 20151009-0103172, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 921 Forest Pointe Lane, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 9th day of December, 2025.

Charmaine D. Perkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

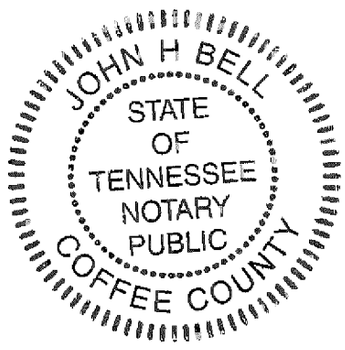
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charmaine D. Perkins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of December, 2025.

My commission expires:

Mar 22, 2027

Notary Public



Tennessee Certificate of Authenticity

I, Rachel Brown, 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 December 9, 2025.

Rachel Brown
Affiant Signature

12-9-25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9th day of December, 2025.

Kellie H. Moss
Notary's Signature
My Commission Expires: May 20, 2029

Notary's Seal

