WARRANTY DEED

Karen Johnson Davidson County
Batch# 1421957 DEEDWARR
05/19/2026 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20260519-0044736

File #26-JJ-0739-C

SEAL TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF May 2026.

Notary Public
MY COMMISSION EXPIRES: 9/15/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary Meeuwis	**NEW OWNER**	
(NAME)	(NAME)	**052 01 0 226.00**
739 Walnut Street		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

LYSE PERRIGO, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MARY MEEUWIS,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Two Tracts of Land in Davidson County, Tennessee, described as follows:

Tract I: Being Lot No. 33 and the North 1/2 of Lot No. 32 Block "A" on the Plan of the RESUBDIVISION OF POWER & ROTH'S SUBDIVISION OF MADISON PARK, as of record in Plat Book 843, Page 75, Register's Office for Davidson County, Tennessee. Said lot and part of lot adjoin and front together 75 feet on the east side of Walnut Avenue and run back between parallel lines 150 feet to a deadline.

Tract II: Being the south 25 feet of the West 100 feet of Lot No. 18 on the PLAN OF MADISON PARK SUBDIVISION, as of record in Plat Book 421, Page 84, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 25 feet on the East side of Walnut Avenue, as now located and runs back between parallel lines, 100 feet to a deadline.

Being the same property conveyed to Lyse Perrigo, an unmarried person, by Warranty Deed from, Susan Riddle, unmarried, of record in Instrument No 20190205-0010818 in the Register's Office of Davidson County, Tennessee, dated January 30, 2019 and recorded on February 05, 2019.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF MADISON PARK SUBDIVISION, as recorded in Plat Book 421, Page 184.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RE SUBDIVISION OF POWER & ROTH SUB- WHICH IS APART OF MADISON PARK SUB. MADISON TENN, as recorded in Plat Book 843 Page 75.
*No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 739 Walnut Street, Madison, TN 37115.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and 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(S), their 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/our hand(s) this the 15th 12 day of May, 2026.

Lyse Perrigo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th 12 day of May, 2026, before me personally appeared Lyse Perrigo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th 12 day of May, 2026.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Certificate of Authenticity

I, Joshua A. Terry, 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 5/12/26.

Affiant Signature – Joshua A. Terry

5/18/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 5/18/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27