Karen Johnson Davidson County
Batch# 1450458 DEEDWARR
07/22/2026 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20260722-0066346

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

39-B
File #26-1040

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 **CHRISTINA PADANILAM, A MARRIED WOMAN**, 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. A on the Plan of Homes at 2434 Chapman Drive, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20251027-0085443, 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 part of the same property conveyed to William Earl Jones and wife, Sue C. Jones by Warranty Deed from Martha B. Swift, a widow of record in Book 3670, Page 119, Register's Office for Davidson County, Tennessee, dated December 05, 1963 and recorded on December 06, 1963.

The said William Earl Jones is deceased, having died on or about July 28, 2008, leaving Sue C. Jones as surviving tenant by the entirety.

Being a part of the same property conveyed to Allen Perry, a married man by Warranty Deed from Sue C. Jones, unmarried, dated October 2, 2025 and recorded October 3, 2025 in Instrument No. 20251003-0079125, Register's Office of Davidson County, Tennessee. The Grantor is married; however, the subject property was not 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: 2434 A 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:
Christina Padanilam
2434 A Chapman Drive
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
083-12-3D-001.00

WITNESS THE EXECUTION HEREOF this 16th day of July, 2026.

Allen Perry by Angela Williamson, Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 16th day of July, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared Angela Williamson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Allen Perry, acknowledged that such person executed the same as the free act and deed of Allen Perry pursuant to the Power of Attorney recorded in Instrument No. _____ - _____, Register's Office for Davidson County, Tennessee.

Notary Public

My Commission Expires: 7/3/28

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Sumner)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,250,000.00.**

Affiant

Sworn and subscribed before me on this the ~~17th~~ 21st day of July, 2026.

Notary Public

My Commission Expires: 01/30/2029

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/16/26 (date of document).

Jennifer Russell
Affiant Signature

7/24/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21st day of July 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

