Karen Johnson Davidson County
Batch# 1460091 DEEDWARR
08/17/2026 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $656.75
20260817-0076600

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $177,500.00

Affiant

Subscribed and sworn to before me, this 13th day of August, 2026.

Notary Public
My commission expires: 04/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Atlas Prime LLC		**07101011900**
315 E ARCHER WAY		
HENDERSONVILLE, TN 37075		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

John A. Perry, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Atlas Prime LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 31, Revised Plan of Trinity Hills Village, Section One, First Addition, of record in Book 4175, Page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to John Alfred Perry, Sr and wife, Elver Perry, by Corporate Warranty Deed from Trinity Hills Village, Inc, a Tennessee corporation, dated May 1, 1970, of record in Book 4415, Page 709, in the Register's Office for Davidson County, Tennessee. John Alfred Perry, Sr having since died leaving Elver Perry as the sole surviving tenant. Elver Perry having since died testate. By Last Will and Testament admitted to probate in the Probate Court for Davidson County, Tennessee, Case No. 14P512, a copy of which appears of record in Instrument No. 20140410-0030080, said Register's Office, the herein described property was devised to Willie L Perry. Willie L Perry died intestate, unmarried, without issue, and without surviving parents September 1, 2025, leaving his sole sibling, John A. Perry, Jr., as his sole heir. Reference to Affidavit of Heirship of record in Instrument No. 20260724-0067389, and to Affidavit of Heirship being recorded simultaneously herewith in Instrument No. 202608170076599, Register's Office of Davidson County, Tennessee. Grantor herein makes oath that the within described property is not his marital residence.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 2436 Monticello Dr, Nashville, TN 37207.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

John A. Perry, Jr. Date: 8/12/24

_____ Date: _____

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, John A. Perry, Jr., the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August 2024.

MARK B. LEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/8/29

Certificate of Authenticity

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 8/12/26
Date

Jennifer Russell
Affiant Signature

8/12/26
Date

State of TN
County of SUMNER

Sworn to and subscribed before me this 12th day of August, 2026.

D Paulsson
Notary's Signature

My Commission Expires: 9-19-2028

Notary's Seal (if on paper)

