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

39-B
File #26-1236

Karen Johnson Davidson County
Batch# 1463109 DEEDWARR
08/25/2026 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20260825-0078648

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 **Chloe Grace Espinosa, a single person**, 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 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 subject property has not been 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 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:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Chloe Grace Espinosa 673 Bushwillow Lane Collierville, TN 38017	New OWNER	083-12-3D-002.00

WITNESS THE EXECUTION HEREOF this 17th day of August, 2026.

Allen Perry

State of Tennessee)
County of Davidson)

On this 17th day of August, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Allen Perry, 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: 1/22/30

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: **$ 1,200,000.00.**

Affiant

Sworn and subscribed before me on this the 18th day of August, 2026.

Notary Public

My Commission Expires: 10/4/27

JODI JACKSON NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

True Copy Certification

I, **Jodi Jackson,** 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 this the 18th day of August, 2026.

Affiant Signature
Date 8/18/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of August, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

