39B

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
ForthRight Title, LLC
116 Maple Row Boulevard
Hendersonville, TN 37075
File No. 26-1175-TH

Karen Johnson Davidson County
Batch # 1465045 DEEDWARR
08/28/2026 09:07:48 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20260828-0079869

Name and Address of New Owner:
Allen Perry
4618 Lealand Lane
Nashville, TN 37220

Send Tax Bills To:
NEW OWNER

Map & Parcel No: 118 02 0 065.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Queen E. Douglas, a widow**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Allen Perry, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Westerly 65 feet of Lot No. 5 and the Easterly 40 feet of Lot No. 6 on the Map of the Subdivision of the HENRY THORNTON HOMEPLACE, not of record, and described as follows: Beginning at a point in the Southerly margin of Inverness Avenue, formerly Thornton Avenue, 385.8 feet East of the Southeast corner of Inverness Avenue and Kirkman Avenue; thence with the Southerly margin of Inverness Avenue, Eastwardly 105 feet to a point; thence Southwardly 281 feet, more or less, to a point; thence Westwardly 105 feet to a point; thence Northwardly 280 feet, more or less, to a point in the Southerly margin of Inverness Avenue, the Point of Beginning.

Being the same property conveyed to William B. Douglas and wife, Queen E. Douglas, by Installment Deed from Maudie B. White, a widow, of record in Book 4454, Page 961, in the Register's Office of Davidson County, Tennessee, dated October 16, 1970 and recorded on October 27, 1970.

Being the same property conveyed to Cheryl Wooten, Trustee, by Quitclaim Deed from William D. Douglas and wife, Queen E. Douglas, and further conveyed to Queen E. Douglas, of record in Book 8024, Page 763, in the Register's Office of Davidson County, Tennessee, dated January 12, 1990 and recorded on January 12, 1990. The said William B. Douglas died on June 4, 2024, and remained continuously married to Queen Douglas until his death, thereby vesting the subject real property in Queen E. Douglas as surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as: **943 Inverness Avenue, Nashville, TN 37204-2725**

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the August 27, 2026.

Queen E. Douglas (SEAL)
Queen E. Douglas

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said State and County, **Queen E. Douglas, a widow**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this August 27, 2026.

Notary Signature
My commission expires: 1/31/2027

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this August 27th, 2026.

Notary Signature
My commission expires: 1/31/2027

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON