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

Karen Johnson Davidson County
Batch # 1485187 DEEDWARR
10/16/2026 09:13:31 AM 2 pgs
Fees: $13.00 Taxes: $5,272.50
20261016-0094953

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Record
Chapman ar
10 Burton H
Nash

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, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Max Ethan Fishel and Brianna Antonella Valdivia, husband and wife**, 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 832 Neartop Drive, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250127-0006115, 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 Anne M. Lineberger by Warranty Deed from Kenneth W. Cline and spouse, Marideane B. Cline of record in Instrument No. 20030304-0028150, Register's Office for Davidson County, Tennessee, dated February 27, 2003 and recorded on March 04, 2003.

Being part of the same property conveyed to 832 Neartop Drive, LLC, a Tennessee limited liability company by Quitclaim Deed from Anne M. Lineberger of record in Instrument No. 20120403-0028239, Register's Office for Davidson County, Tennessee, dated March 21, 2012 and recorded on April 03, 2012.

Being part of the same property conveyed to Bars Hooper Holdings, LLC, a Tennessee limited liability company by Warranty Deed from 832 Neartop Drive, LLC, a Tennessee limited liability company, dated April 30, 2024 and recorded May 1, 2024 in Instrument No. 20240501-0031893, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Allen Perry, married by Warranty Deed from Bars Hooper Holdings, LLC, a Tennessee limited liability company dated April 30, 2024 and recorded May 1, 2024 in Instrument No. 20240501-0031894, Register's Office of Davidson County, Tennessee. The Grantor is married; however, the Grantor nor the Grantor's spouse or issue have lived in the subject property.

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: 832 B Neartop Drive, Nashville, TN 37205.

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 #:**
Max Ethan Fishel	**NEW OWNER**	
Brianna Antonella Valdivia		**103-10-0A-002.00**
832 B Neartop Drive		
Nashville, TN 37205		

WITNESS THE EXECUTION HEREOF this 15th day of September, 2026.

Allen Perry

State of Tennessee)
County of Davidson)

On this 15th day of September, 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: 7/3/28

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,425,000.00.**

Affiant

Sworn and subscribed before me on this the 15th day of October, 2026.

Notary Public

My Commission Expires: _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027