BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 501467 DEEDWARR
10/26/2020 10:15:00 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20201026-0123637

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Kathy Snider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: MARCH 21, 2022
(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

05-NSH20-00440

Address of New Owner:	Send Tax Bills to:	Tax Information:
Achiever Development, LLC 416 Rosebank Ave Nashville, TN 37206	Achiever Development, LLC 4015 Travis Dr # 100 Nashville, TN 37211	083-04-0-193.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Geneva Perry, An Unmarried Woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Achiever Development, LLC, A Tennessee Limited Liability Company**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 2, on the plan of Rosebank Subdivision of J.W.C. Church Tract, as shown by plat of record in Plat Book 547, Page 48, 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 the same property conveyed to Edgar Wayne Crow and wife, Gerildean Crow by deed from Lum T. Taylor and wife, Loretta Taylor, dated July 1, 1976, recorded July 2, 1976 of record in Book 5041, Page 652, in the Register's Office for Davidson County, Tennessee. The said Edgar Wayne Crow having since died on April 29, 1986, leaving Gerildean Crow as surviving tenant by the entirety. Gerildean Crow (aka Gerildean Holland Crowe) died testate on December 11, 2013. Her Will devised her estate, real and personal, in equal shares to her children, Larry Crow, Geneva Perry, and Debbie Frydenlund. Larry Crow (aka Larry Wayne Crowe) predeceased Gerildean Crow on September 30, 2010, intestate, leaving as issue three children, Dorothy Marie Ferguson, Rebecca L. Morton Arnold, and Ashley Beard.

Further being the same property conveyed to Geneva Perry by deed from Geneva Perry, Debbie Crowe Frydenlund Beard, Dorothy Marie Ferguson, Rebecca L. Arnold, and Ashley Beard, dated January 24, 2018, recorded February 7, 2018, of record in Instrument No. 20180207-0012411, in the Register's Office for Davidson County, Tennessee.

Gerildean Crow, Gerildean H. Crow, and Gerildean Holland Crowe are one and the same person.

Debbie Frydenlund, Debbie Crowe Beard, Debbie Crowe Frydenlund Beard are one and the same person.

Larry Crow and Larry Wayne Crowe are one and the same person.

Rebecca L. Morton, Rebecca L. Morton Arnold, and Rebecca L. Arnold are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 416 Rosebank Ave, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 22nd day of October, 2020

Geneva Perry

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 22nd day of October, 2020 before me personally appeared **Geneva Perry**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Rini Farrel Schofill

My Commission Expires: March 21, 2022

LATIKA RINI FARRELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022