This Instrument Prepared By:
Marshall County Title & Escrow, Inc.
107-B West Commerce Street
Lewisburg, Tennessee 37091
Phone: 931/359-0842

MARSHALL COUNTY TITLE & ESCROW
107-B West Commerce St.
Lewisburg, TN 37091

For Property Assessment Purposes:
Map 091-02-0 Parcel 129.00
Office of Davidson County, Tennessee Assessor of Property
Property Address: 6115 Pennsylvania Avenue, Nashville, Tennessee 37209

Karen Johnson Davidson County
Batch# 606590 DEEDWARR
04/05/2021 10:45:17 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00

20210405-0043781

WARRANTY DEED FROM: **BOBBY PERRY**
QUITCLAIM FROM: **TAMMY PERRY, SPOUSE OF BOBBY PERRY**

AND QUITCLAIM FROM: BETTY D. WADHOLM, LIFE TENANT

TO: **SMH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged, and for other good and valuable consideration, I, the undersigned, **BOBBY PERRY**, have this day bargained and sold, and do hereby sell, transfer and convey unto **SMH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, its successors and assigns in fee simple, all my right, title, interest and estate in and to the following described realty located in Davidson County, Tennessee, to-wit:

Being Lot No. 16, Block 10 on the Plan of Cherokee Park Subdivision of record in Book 161, Page 75, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bobby Perry, married, subject to the life estate of the survivor of Dell E. Wadholm and wife, Betty D. Wadholm, retained in the Quitclaim Deed from Dell E. Wadholm and wife, Betty D. Wadholm, dated July 9, 2018, and recorded July 12, 2018, Instrument No. 20180712-0067283, Register's Office of Davidson County, Tennessee. Dell E. Wadholm died on 09/30/2020, while married to Betty D. Wadholm.

This conveyance is subject to the following:

1. Any existing easement for roads, rights of way and utilities which may affect the property.
2. Subject to all matters expressed, implied, or noted on the recorded plat of Cherokee Park Subdivision of record in Book 161, Page 75, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns, in fee simple forever.

The GRANTOR covenants that he is lawfully seized and possessed of the granted realty and has a good and lawful right to sell and convey the same; that said property is not encumbered, except as herein stated; and that the GRANTOR will forever warrant and defend the title thereto unto the said GRANTEE, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

I, TAMMY PERRY, spouse of BOBBY PERRY, join in the execution of this instrument conveying to the Grantee, its successors and assigns, all my

right, title, and interest, including marital interest, if any, by virtue of marriage to the Grantor, **BOBBY PERRY.**

I, BETTY D. WADHOLM, surviving life tenant, join in the execution of this instrument conveying to the Grantee, its successors and assigns, all my right, title and interest, including a life estate reserved in the deed to the undersigned Grantor of record in Instrument #20180712-0067283, Register's Office of Davidson County, Tennessee.

WITNESS our hands this 19 day of March, 2021.

Bobby Perry
BOBBY PERRY

Tammy Perry
TAMMY PERRY

Betty Wadholm
BETTY D. WADHOLM, LIFE TENANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the County and State aforesaid, **BOBBY PERRY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of MARCH, 2021.

Neil Scala
NOTARY PUBLIC My Commission expires 11/8/2021.

NEIL SCALA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Exp. Nov. 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the County and State aforesaid, **TAMMY PERRY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of MARCH, 2021.

Neil Scala
NOTARY PUBLIC My Commission expires 11/8/2021.

NEIL SCALA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Exp. Nov. 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the County and State aforesaid, **BETTY D. WADHOLM, SURVIVING LIFE TENANT,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of MARCH, 2021.

Neil Scala
NOTARY PUBLIC My Commission expires 11/8/2021.

NEIL SCALA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Exp. Nov. 8, 2021

STATE OF TENNESSEE
COUNTY OF Marshall

The undersigned makes oath that the value or consideration of this conveyance is $ 350,000.00.

Linda C. Sanders
Affiant

Sworn to and subscribed before me this 29th day of March, 2021.

Vickie Hay
NOTARY PUBLIC My Commission expires 11/30/2024

VICKIE HAY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Name and Address of Owners and Persons Responsible for Payment of Real Property Taxes:

SMH DEVELOPMENT, LLC

ADDRESS: 231 Cavanaugh Lane
Franklin, Tennessee 37064