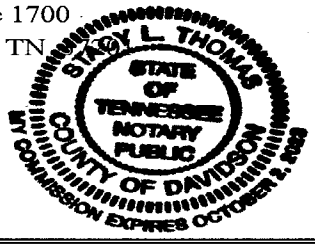
Karen Johnson Davidson County
Batch# 664778 DEEDWARR
06/24/2021 03:36:30 PM 6 pgs
Fees: $33.00 Taxes: $25,900.00
20210624-0086125

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $7,000,000.00. Alice J Stewart **Affiant** Subscribed and sworn to before me, this 22 day of June, 2021. Notary Public My Commission Expires: 10/2/2023

Address New Owner As Follows:
Keith Hoogland and Susan Hoogland
116 Jackson Blvd.
Nashville, TN 37205

Send Tax Bills To:
New Owner
1125 Longvalley
Glenview, IL 60025

Map-Parcel Number:
116-10-0-011.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PERKINS INVESTMENT GROUP, L.P., a Tennessee limited partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KEITH A. HOOGLAND AND SUSAN HOOGLAND, husband**

and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

FIRST TRACT:

Being the westerly part of Lot No. 1 in Johnson Bransford's Subdivision of part of Lots 1, 2 and 44 in subdivision of Deer Park, Belle Meade, the plan of which is recorded in Book 421, Page 115, of the Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the north margin of a roadway shown on said plan, marked "private road" (now Jackson Boulevard) 376.5 feet southeast of the Harding Pike; extending thence westerly along the north margin of said private road 376.5 feet to the Harding Turnpike; thence in a northeasterly direction along the southeast margin of the said Harding Turnpike 432.5 feet to a point; thence south 49 1/4° east 376.5 feet to a point; thence in a straight line in a southwesterly direction to the beginning.

SECOND TRACT:

Being part of Lot No. 1 in Johnson Bransford's Subdivision of part of Lots 1, 2 and 44, in Subdivision of Deer Park, Belle Meade, a plan of which is recorded in Book 421, Page 115, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the north margin of a private road (now Jackson Boulevard) 376.5 feet east of the intersection of the Harding Road and said private road (now Jackson Boulevard); running thence easterly along the northerly margin of said private road (now Jackson Boulevard) 91.5 feet to a point in said north margin of said private road (now Jackson Boulevard); thence in a straight line northerly to a point in the northerly margin of said Lot No, 1, which point is 456.5 feet east of the Harding Road, measured along with the north margin of said Lot No. 1; thence in a northwesterly direction 38.5 feet to a hackberry tree in said north margin of said Lot No. 1; thence in a westerly direction 41.5 feet to a point; thence southerly in a straight line and along the easterly boundary line of the lot heretofore conveyed to Mamie E. Ewing by deed from Johnson Bransford, to the point of beginning.

THIRD TRACT:

Being "Acreage Tract B" on the map of Johnson Bransford's Subdivision of Lots 1, 2, and 44 in Belle Meade Subdivision, a plan of which is recorded in Book 547, Page 8, of the Register's Office for Davidson County, Tennessee, being more accurately described as follows:

Beginning at a point in the east boundary line of the Harry Sudekum tract, which point is 475 feet north of Jackson Boulevard or a Private Road, measured along the east boundary line of the Sudekum tract, said point being the northwest corner of the tract herein conveyed; running thence south 27° east 213.3 feet to a point; thence south 54.3 feet to a point; thence in a northwesterly

direction 109.5 feet to a point in the east margin of the Lipscomb tract; thence northerly along said east margin of Lipscomb tract 30 feet; thence in a westerly direction, along the northerly margin of said Lipscomb tract 84.6 feet to a point in the east margin of the Sudekum tract mentioned above; thence in a northerly direction, along said east margin of the Sudekum tract, 145 feet to the point of beginning, said tract containing 45/100 acres.

FOURTH TRACT:

Being lots numbered "seven" (7) and "eight" (8) on the Map of Johnson Bransford's resubdivision of Lots Nos. 1, 2, 3 and 44 in Belle Meade Subdivision, as of record in Book 547, Page 168, of the Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the southerly margin of Clarendon Avenue, at the corner of Lots Nos. 6 and 7; running thence southerly with the line between said two lots, 166 feet 6 inches to the southeast corner of said Lot No. 7; thence in a northwesterly direction, with the rear line of Lots Nos. 7 and 8, 251 feet 8 inches to a hackberry; thence continuing with the rear line of said Lot No. 8, 418 feet to the easterly margin of the Harding Road; thence around a curve, in a northeasterly direction to the southerly margin of Clarendon Avenue; thence easterly with the southerly margin of said Avenue, 613 1/2 feet, more or less, to the beginning.

Being the same property conveyed to James W. Perkins, Jr. and wife, Betty B. Perkins, by deed from Laurence A. Grossman and wife, Dorothy Ruth Grossman, of record in Book 5146, page 562, dated May 12, 1977, Register's Office for Davidson County, Tennessee. Betty B. Perkins having since died on or about January 23, 2018, leaving James W. Perkins, Jr. as surviving tenant by the entirety. James W. Perkins, Jr., having since died on or about April 13, 2019. Pursuant to the Last Will and Testament of James W. Perkins, Jr.., Docket No. 19P-737 of record in the Probate Court of Davidson County, Tennessee, said property is to be administered as part of the probate estate, James W. Perkins, III as Executor.

James W. Perkins, III, Executor of the estate of James W. Perkins, Jr., conveyed said property to Emily Rodes Zerfoss, James W. Perkins, III, and Anne Roberta Perkins, as tenants in common, by Executor's Quitclaim Deed of record as Instrument No. 20200612-0060452, dated May 22, 2020, said Register's Office. Emily Rodes Zerfoss, James W. Perkins, III, and Anne Roberta Perkins, as tenants in common, further conveyed said property to Perkins Invest Group, L.P., a Tennessee limited partnership, by Quitclaim Deed of record as Instrument No. 20200612-0060453, dated May 22, 2020, said Register's Office.

This conveyance is made subject to:

1. 2021 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 421, page 115, Plat Book 547, page 8, and Plat Book 547, page 168, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5325, page 287, Register's Office for Davidson County, Tennessee.

4. Easement for the flow of the water of Richland Creek and the rights of the public therein.

5. Rights of upper and lower riparian owners to the flow of the water of Richland Creek, free from diminution or pollution.

6. Title to that portion of the land lying below the ordinary low water mark of Richland Creek.

This is improved property known as: 116 Jackson Boulevard, 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 Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

{Signature page to follow}

WITNESS my hand this 22 day of June, 2021.

PERKINS INVESTMENT GROUP, L.P.,
a Tennessee limited partnership

By: _____
James W. Perkins, III, Sole General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James W. Perkins, III**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Sole General Partner** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 22 day of June, 2021.

_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

TRUE COPY CERTIFICATION

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

