This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
DJY Properties, LLC
5864 Clarksville Pike
Joelton, TN 37080

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

Karen Johnson Davidson County
Batch# 892361 DEEDWARR
07/22/2022 08:54:30 AM 4 pgs
Fees: $23.00 Taxes: $1,473.34
20220722-0083890

Map/Parcel #014000097.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Zeke Anderson, as Executor of the Estate of Geraldine Perry, deceased, with full power of sale without the joinder of any beneficiary, Zeke Anderson, Individually and Jon Seth Anderson, Individually,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **DJY Properties, LLC, a Tennessee limited liability company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Hickerson & Hickerson, Engineers, dated July 9, 1964, revised October 20, 1964, and May 31, 1965, as follows, to-wit:

BEGINNING at a point in the northerly margin of the Clarksville Highway U.S. 41-A, said point being 304.0 feet in an easterly direction as measured along the northern margin of the said Clarksville Highway, from the northeast corner of the Clarksville Highway and Douglas Road; thence North 6° East, 715.0 feet to a point; thence South 79° East, 183.0 feet to a point; thence South 6° West, 715.0 feet to a point in the northerly margin of said Clarksville Highway; thence in a westerly direction along the northerly margin of the said Clarksville Highway 183.0 feet to a POINT OF BEGINNING, and containing **3.0 acres**, more or less.

Being the same property conveyed to W.F. Morris and wife, Flora Morris by deed from Tower Real Estate Development Corporation of record in Book 3905, page 143, Register's Office for Davidson County, Tennessee. The said W.F. Morris died on June 10, 1970, leaving Flora Morris as the surviving tenant by the entirety.

Flora Morris conveyed her interest in the above property to her two daughters, Geraldine Perry and Carolyn Birmingham, as tenants in common as to one-half (1/2) undivided interest each, by Quitclaim Deed dated September 24, 1991, of record in Book 8452, page 614, Register's Office for Davidson County, Tennessee, reserving a life estate unto herself. Flora Morris died on September 11, 2000, thereby terminating said life estate.

Carolyn Birmingham conveyed her one-half (1/2) undivided interest in the above property to her brother-in-law, Kenneth Perry, by Quitclaim Deed dated March 22, 2001, of record in Instrument #20010409-0034318, Register's Office for Davidson County, Tennessee.

Kenneth Perry and Geraldine Perry had two children, Mark Dwayne Perry and Melissa Dawn Perry Anderson. Melissa Dawn Perry Anderson died on June 13,

2011. She was unmarried at the time of her death and was survived by her two sons, Zeke Anderson and Jon Seth Anderson. Mark Dwayne Perry died on July 19, 2015. He was unmarried at the time of his death and had no children. Kenneth Perry died intestate on January 1, 2020, survived by his wife, Geraldine Perry, and his two grandsons, Zeke Anderson and Jon Seth Anderson, who inherited a one-sixth (1/6) undivided interest each in said property by intestate succession, Tennessee Code Annotated §31-2-104(a)(2). See Affidavits of Heirship recorded simultaneously herewith.

Geraldine Perry died testate on November 27, 2021. By the terms of her Last Will and Testament and First Codicil thereto of record in the Seventh Circuit Court for Davidson County, Tennessee , Probate #21P244, she devised her interest in the above property to Zeke Anderson and Jon Seth Anderson with Zeke Anderson, as Executor, having full power of sale without the joinder of any beneficiary.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

This is **improved** property known as **6620 A & B Clarksville Pike, Joelton, Tennessee 37080.**

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, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that he 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, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 OUR HANDS, this the 8th day of **July, 2022**.

Executor + Indiv

Zeke Anderson, both Individually and as Executor of the Estate of Geraldine Perry, deceased, with full power of sale without the joinder of any beneficiary

Jon Seth Anderson

By: Attorney-in-Fact

Zeke Anderson, attorney-in-fact

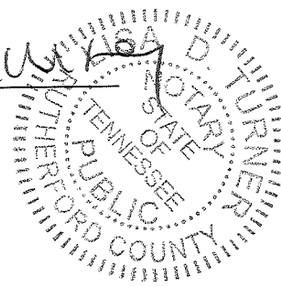
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Zeke Anderson**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Executor of the **Estate of Geraldine Perry, deceased, with full power of sale without the joinder of any beneficiary**, the within named bargainor, and he as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as such Executor.

WITNESS my hand and official seal this 8th day of July, 2022.

NOTARY PUBLIC

My Commission Expires: 1-30-2024



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Zeke Anderson, Individually**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 8th day of July, 2022.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My commission expires: 1-30-2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Zeke Anderson**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument as the free act and deed of the said **Jon Seth Anderson, Individuially,** the within named bargainor, for the purposes therein contained by virtue of a Limited Durable Power of Attorney duly executed by the said Jon Seth Anderson, and recorded simultaneously herewtih.

WITNESS my hand and official seal this 8th day of July, 2022.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 1-30-2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $398,200.00.

AFFIANT

Subscribed and sworn to before me on this 18 day of July, 2022.

Caitlin Turner
NOTARY PUBLIC

CAITLIN TURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES JULY 22, 2025

My Commission Expires: 7/22/25

File No. 22067061

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/8/22 [DATE].

AFFIANT SIGNATURE

7/19/22
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 19 day of July, 2022.

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

CAITLIN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025