Prepared by:
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Attorney at Law
103 Forrest Crossing Blvd Suite 205
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615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $900,000.00

Affiant

Subscribed and sworn to before me this 8th day of August, 2023.

Notary Public
My commission expires: 8/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1036261 DEEDWARR
08/09/2023 09:13:30 AM 4 pgs
Fees: $23.00 Taxes: $3,330.00
20230809-0061648

Address of New Owner:	Send Tax Bills to:	Tax Information
Perkins Management LLC 3300 Lealand Lane Nashville, TN 37204	SAME	118-09-0-116

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Ken Allen, Executor, and Mary Jo Allen, Executris, and Teresa Marie Parrish, Executrix of Estate of Beatrice S. Hooker** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Perkins Management LLC, a Limited Liability Company** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 2 in Noel's Re-subdivision of Lots Nos. 12 and 13 on the Plan of Noelton not of record, described according to survey made by S, R. Sanford, Jr. Civil Engineers October 25, 1935, as follows:

Beginning on the easterly margin of Lealand Lane, formerly 10th Avenue South, 100 feet south of the southerly margin of Battlefield Drive, being the corner of Lots Nos. 1 and 2; thence with the line between said two lots, eastwardly 227.8 feet more or less to a point in the westerly line of the property conveyed to Ollie E. Moore and wife, by deed from Isabel Cowan of record in Book 1385, page 679, Register's Office for said County, thence with Moore's westerly line southwardly 118.8 feet more or less to a point in the line between Lots Nos, 2 and 3; thence with said line, westwardly 242.4 feet more or less to

the easterly margin of Lealand Lane; thence with said Lane, northwardly 100 feet to the beginning.

Being the same property conveyed to John W. Hooker and wife, Beatrice S. Hooker by deed from Etta Beatrice Allen, unmarried, of record in Book 3918 Page 530, Register's Office for Davidson County, Tennessee, and dated July 29, 1965. John W. Hooker died on November 7, 2010, leaving Beatrice S. Hooker as sole owner. Beatrice S. Hooker died testate on June 6, 2023. Her Last Will and Testament naming Mary Jo Allen, Ken Allen, and Teresa Parrish as Executors with power to convey real estate

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

This property is improved property known as 3302 Lealand Lane, Nashville, TN 37204

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 8th day of August, 2023.

Estate of Beatrice S. Hooker

By: _____
Ken Allen, Executor

By: _____
Mary Jo Allen, Executrix

By: _____
Teresa Marie Parrish, Executrix

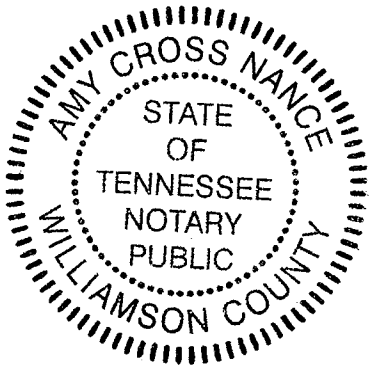
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of August, 2023, before me personally appeared Ken Allen, Executor of Estate of Beatrice S. Hooker, Mary Jo Allen, Executrix of Estate of Beatrice S. Hooker, and Teresa Marie Parrish, Executrix of Estate of Beatrice S. Hooker, 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's (or persons') free act and deed.

Witness my hand, at office, this 8th day of August, 2023.

Notary Signature
My commission expires: 2/7/27



I, Dana Thomas, 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 this 8th day of August, 2023

Dana Thomas

Dated 8-9-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Dana Thomas who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 9th day of August, 2023.

My commission expires: 12-18-2023

Sheri Engel
Notary Public

