Karen Johnson Davidson County
Batch# 1195339 DEEDWARR
10/18/2024 12:00:30 PM 4 pgs
Fees: $23.00 Taxes: $2,423.50
20241018-0081084

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $655,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th day of October, 2024.

My commission expires:

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires October 25, 2026 WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Mark William Perry 2014 Revocable Family Trust Agreement, dated November 7, 2014, as amended on October 11, 2018 (NAME)	SAME AS NEW OWNER (NAME)	181-00-0-143.00 & 181-00-0-184.00
2514 W. Pumpkin Ridge Dr. (ADDRESS)	(ADDRESS)	
Anthem, AZ 85086		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Engles J. Pope and wife, Nancy M. Pope,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto the Trustee of the **Mark William Perry 2014 Revocable Family Trust Agreement, dated November 7, 2014, as amended on October 11, 2018**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A tract of land in the 5th Civil District of Davidson County, Tennessee on the south side of Old Hickory Boulevard, being more fully described as follows:

Beginning at a PK nail in the centerline of Old Hickory Blvd., being located 1655.84 feet west of the west margin of Pettus Road; thence, 1. South 25° 55' 21" West a distance of 923.33' to an iron pin in a fence line; thence 2. North 66° 14' 49" West a distance of 140.93' with a fence line to an iron pin; thence, 3. North 68° 36' 17" West a distance of 103.49', continuing with the fence line to an iron pin; thence, 4. North 25° 55' 21" East a distance of 890.65' to a PK nail in the center line of Old Hickory Blvd.; thence 5. Easterly with a curve, having a radius of 590.83', a distance of 152.73' with the centerline of Old Hickory Blvd. to a PK nail; thence 6. South 79° 19' 48" East a distance of 96.52', continuing with the centerline of Old Hickory Blvd. to the point of beginning and containing 5.04 acres, more or less by survey of Ragan-Smith & Associates, Inc., dated October 18, 1978.

Being the same property conveyed to ENGLES J. POPE AND WIFE, NANCY M. POPE (erroneously shown on deed as Engles M. Pope and wife, Nancy J. Pope), by deed from WILLIAM LLOYD ALLEN, of record in Book 6667, page 980, dated September 19, 1985, said Register's Office.

SAID PROPERTY ASLO BEING DESCRIBED AS:

Land lying in the Fifth Civil District, Davidson County, Tennessee and being more particularly described according to survey by Jim McAleer-Surveyor, 6395 Highway 109 North

Beginning at a point in the southerly right of way of Old Hickory Boulevard, said point being the northeasterly corner of Engles J. and Nancy M. Pope, as of record in Book 6667, Page 980, Register's Office for Davidson County, Tennessee and being the northwesterly corner of Jad Ayesh, as of record in Instrument Number 20130521-0051287, R.O.D.C., TN, thence leaving said right of way and with Jad Ayesh's westerly line South 28°38'21" West 897.47 feet to an iron rod, said point being the southeasterly corner of the herein described tract; thence North 64°31'26" West 244.46 feet to an iron rod at the southwesterly corner of Engles J. and Nancy M. Pope, as of record in Book 6667, Page 980, R.O.D.C., TN and the southeasterly corner of Lao Buddhist Temple of Antioch, as of record in Instrument Number 20151002-0100572, R.O.D.C., TN; thence with Pope's westerly line North 28°39'25" East 864.44 feet to an iron rod in the southerly right of way Old Hickory Boulevard, said point being the northwesterly corner of the herein described tract and the northeasterly corner of Lao Buddhist Temple of Antioch; thence with said right of way and with a curve to the left, said curve having a radius of 826.38 feet, an arc distance of 153.31 feet and a chord bearing and distance of South 70°07'25" East 153.09 feet to a point; thence continuing with said right of way South 75°26'18" East 95.38 feet to the point of beginning and containing 4.91 acres, more or less.

TRACT 2

Land lying in the Fifth Civil District, Davidson County, Tennessee and being more particularly described according to survey by Jim McAleer-Surveyor, 6395 Highway 109 North
Lebanon, Tennessee 37087, TN RLS# 1133, dated September 14, 2024, and designated as Job No. 006-24, as follows:

Beginning at a point in the southerly line of Mitchell and Mary P. Begley, as of record in Instrument Number 20180321-0026853, R.O.D.C., TN and the northerly line of Russell L. and Robin Fuller, as of record in Book 9734, Page 645, R.O.D.C., TN and Plat Book 8250, Page 476, R.O.D.C., TN, said point being North 46°55'47" West 33.70 feet from Begley's southeasterly corner, said point being the southeasterly corner of the herein described tract, thence leaving Begley's line and with the north line of Fuller North 83°59'49" West 576.79 feet to an iron rod; thence South 05°59'46" West 75.09 feet to an iron rod in the northerly line of Russell L. Fuller, as of record in Book 8168, Page 127, R.O.D.C., TN; thence with Fuller's northerly line North 83°57'40" West 580.05 feet to an iron rod at the northeast corner of Ethan and Carla Huffard, as of record in Instrument Number 20171127-0120423, R.O.D.C., TN; thence with Huffard's northerly line North 82°11'11" West 266.71 feet to an iron rod at the southeast corner of Nelson and Gloria Torres, as of record in Instrument Number 20210319-0036388, R.O.D.C., TN, said point being the southwesterly corner of the herein described tract; thence with the easterly line of Torres North 08°55'01" East 686.89 feet to an iron rod in the southerly line of Lao Buddhist Temple of Antioch, as of record in Instrument Number 20151002-0100572, R.O.D.C., TN, said point being the northwesterly corner of the herein described tract; thence with the Temple's southerly line South 65°20'40" East 63.52 feet to an iron rod at the southwesterly corner of Engles M. Pope, et ux, as of record in Book 6667, Page 980, R.O.D.C., TN; thence with Pope's southerly line South 64°31'26" East 244.46 feet to an iron rod at the southwesterly corner of Jad Ayesh, as of record in Instrument Number 201305210051287, R.O.D.C., TN; thence with the southerly lines of Jad Ayesh and the southerly lines of Motasem Ayesh, as of record in Instrument Number 20220803-0088362, R.O.D.C., TN, South 63°40'07" East 155.46 feet to an iron rod; thence South 79°01'31" East 317.62 feet to a point; thence South 61°02'43" East 130.92 feet to a point in the westerly line of Katie and Paul Grassmann, as of record in Instrument Number 20211011-0136240, R.O.D.C., TN; thence with Grassmann's lines South 29°20'33" West 99.48 feet to a 4" iron pipe; thence South 64°25'05" East 331.61 feet to a 4" iron pipe at the southwesterly corner of Mitchell and Mary P. Begley, as of record in Instrument Number 20180321-0026853, R.O.D.C., TN; thence with the southerly line of Begley, South 46°55'47" East 303.34 feet to the point of beginning and containing 13.41 acres, more or less.

Being part of the same property conveyed to ENGLES J. POPE AND WIFE, NANCY M. POPE, by deed from KATHERINE M. JONES, of record in Book 6822, page 48, dated April 2, 1986, said Register's Office.

This property is _X_unimproved __improved property known as: Old Hickory Boulevard & Pettus Road, Nashville, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 15th day of October, 2024.

Engles J. Pope

Nancy M. Pope

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Engles J. Pope and Nancy M. Pope, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of October, 2024.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 10-15-24.

Date

Celia Stewart Rouse

Affiant Signature

10-15-24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 15th day of Oct, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

