WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $525,000.00 Affiant Subscribed and sworn to before me This 28th day of February, 2025. Notary Public My Commission Expires: 1.24.29	Karen Johnson Davidson County Batch# 1260560 DEEDWARR 04/16/2025 12:40:30 PM 5 pgs Fees: $28.00 Taxes: $1,942.50 20250416-0029094 JOSEPHINE REBECCA CLARK STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY MY COMMISSION EXPIRES 1-24-2029

Address New Owner as:	Tax Bill To:	Map / Parcel
Wooden Nickles, LLC 2530 Walker Ln. Nashville, TN 37208	**New Owner**	**07003000101**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Letecia Wilkerson, Trustee of the Perry Property Trust #1, u/a/d 4/17/19** (the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto **Wooden Nickles, LLC, a Tennessee Limited Liability Company** (the "Grantee"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows:

See attached "Exhibit A"

Being the same property conveyed to the Trustee of the Perry Property Trust #1 u/a/d 4/17/2019, and Letecia Wilkerson, as Initial Trustee, by deed from Joseph L. Perry and Willie D. Perry, of record in Instrument No. 20190509-0043573.

This is an improved real property commonly known as 0 Walker Lane, Nashville, TN 37207.

This is the same legal description found in the last Instrument of record.

This Conveyance is subject to the following:

1. All taxes, assessment, levies and charges which constitute liens or are due or payable including unredeemed tax sales.
2. The dower, courtesy, homestead, community property or the other statutory marital rights, if any, of the spouse of any individual insured.
3. Taxes for 2025 and subsequent years, a lien not yet due and payable. Map & Parcel 07003000101
4. Subject to all matters on an unrecorded survey by Joseph E Ahler & Associates dated September 12, 1986 and September 9, 1988, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 20TH day of February, 2025

Grantors: Perry Property Trust #1

By: **Letecia Wilkerson** 02-28-25 **Date**

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Letecia Wilkerson, Trustee for the Perry Property Trust #1,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Trustee for the Perry Property Trust #1**, and as such **Trustee** acknowledged the she is authorized to execute the foregoing instrument on behalf of **the Perry Property Trust #1,** the within named bargainor, and that he as such **Trustee** , executed the foregoing instrument for the purpose therein contained, by signing the name **Letecia Wilkerson as Trustee .**

WITNESS my hand and official seal at Nashville, Tennessee, this 28 **day of** February, **2025.**

Notary Public

My Commission Expires: May 8, 2028

NATASHA FRYE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Exhibit A

A tract of land in the Second Civil District of Davidson County, Tennessee formerly the 12th Civil District of Davidson County, Tennessee lying at the end of Walker Lane and being more fully described as follows:

Beginning at an iron pin on the East margin of Walker Lane approximately 170.55' from the radius return of Ledford Drive, said pin being the Southwest corner of Morris Levin as recorded in Deed Book 5770, page 478, Register's Office of Davidson County, Tennessee; thence leaving the East margin of Walker Lane and with the Line of Levine N 80 deg. 38' 14" Ea distance of 220.18' to a concrete monument in the line of Don Q. Pullen; thence with an old fence line the westerly line of Pullen as recorded In Deed Book 2740, page 465, Register's Office of Davidson County, Tennessee S 2 deg. 46' 40" W a distance of 231.87' to a corner post in the line of Ralph Jerry Cazort as recorded In Deed Book 4169, page 924, Register's Office of Davidson County, Tennessee; thence leaving the said Property and with the fence line being the northernmost line of Capitol Properties as recorded in Deed Book 6049, page 118, Register's Office of Davidson County, Tennessee, S 58 deg. 48' 09" W a distance of 598.20' to an Iron pin; thence leaving said property and with the Easternmost line of Dan S. Richardson as recorded in Will Book 72, page 282, Register's Office of Davidson County, Tennessee, N 23 deg. 26' 03" W a distance of 450.03'to an iron pin; thence continuing with the llne of Richardson N 37 deg, 52' 29" Ea distance of 216.17' to a concrete monument; thence leaving said property and with the line of Juanita M. Thomas & Lillie T. Boyd as recorded in Deed Book 5325, page 61, Register's Office of Davidson County, Tennessee, S 36 deg. 58' 36" E a distance of 223.13' to an Iron pin; thence continuing with the said line through a curve to the right with a radius of337.92' (central angleof27 deg. 32' 20", a chord bearing ofN 66 deg. 54' 27" E and a chord distance of 160.86'} a distance of 162.42' to a concrete monument; thence still with the tine of Thomas & Boyd through a curve to the left with a radius of 25.00" (central angle of90 deg. 00' 00", a chord bearing of N 35 deg. 38' 14" E and a chord distance of 35.36') a distance of 39.27' to a concrete monument in the West margin of Walker Lane; thence leaving the West margin ofWalkerLane with the Southerly margin of said road N 80 deg. 38' 14" Ea distance of 50.00' to an iron pin, being the point of beginning, and containing 5.174 acres, according to a survey prepared by Joseph E. Ahler & Associates, dated 9-9-86 and 9-12-86,Job No. 86204.

Certificate of Authenticity

I, Robert J. Notestine III, 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 February 28, 2025.

AFFIANT SIGNATURE

April 16, 2025
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 16 day of April, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1.24.29

Notary's Seal:

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029