Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN

39-B
File #25-1109
Davidson County
Karen Johnson
Batch # 1267712
DEEDWARR
05/02/2025 01 19 40 PM
3 pgs
Fees $18 00 Taxes $1,998 00

20250502-0034198

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Allen Perry, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Equity Partners Group, LLC, a Tennessee limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit Nos. A and B on the Plan of Homes At 905 Potter Lane, Horizontal Property Regime, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240805-0059520, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joe M. Gilliam and wife, Audrey B. Gilliam by Warranty deed from James S. Jones and Charles R. Land of record in Book 2485, page 581, Register's Office for Davidson County, Tennessee, dated December 12, 1955 and recorded on December 13, 1955.

Joseph M. Gilliam died February 25, 1986, leaving Audrey B. Gilliam as the surviving tenant by the entirety. Audrey B. Gilliam died February 5, 2012, her estate being administered through Davidson County Probate Court, Docket No. 23P1107. She was survived by her only issue, Kenneth Ray Gilliam and Thedra LaGay Gilliam. Kenneth Ray Gilliam died March 16, 2021, his estate being administered through Davidson County Probate Court, Docket No. 23P11108. He was survived by his only sibling, Thedra LaGay Gilliam.

Thedra LaGay Gilliam died April 20, 2023, her estate being administered through Davidson County Probate Court, Docket No. 23P1109. The next of kin/heirs at law as reported on the Verified Petition for Letters of Administration are as follows: Stephen W. Pillow, Karen P. Groves, Becky Brown Austin, Robert W. Brown, Charles D. Lowe, William E. Lowe, Sandra Gaither, Susan Hunt, John Little, Len Little, Ann Shannon Puckett, Stephanie Bratcher, Justin Lowe, Courtney Mankin, Gary Little, Randy Little, Steve Little.

Being the same property conveyed to Allen Perry, a married man, by General Warranty Deed from Stephen W. Pillow, a resident of the State of Tennessee, as to one-eighth (1/8th) undivided tenant-in-common interest, KAREN P. GROVES, a resident of the State of Tennessee, as to a one-eighth (1/8th) undivided tenant-in-common interest, BECKY BROWN AUSTIN, a resident of the State of North Carolina, as to a one-eighth (1/8th) undivided tenant-in- common interest, ROBERT W. BROWN, a resident of the State of North Carolina, as to a one-eighth (1/8th) undivided tenant-in-common interest, CHARLES D. LOWE, a resident of the State, of Tennessee, as to a one-twelfth (1/12th) undivided tenant-in-common interest, WILLIAM E. LOWE, a resident of the State of Tennessee, as to a one-twelfth (1/12th) undivided tenant-in-common interest, SANDRA L. GAITHER, a resident of the State of Tennessee, as to a one-twenty fourth (1/24th) undivided tenant-in-common interest, SUSAN L. HUNT, a resident of the State of Tennessee, as to a one-twenty-fourth (1/24th) undivided tenant in common interest, JOHN L. LITTLE, a resident of the State of Minnesota, as to a one-twenty-fourth (1/24th) undivided tenant-in-common interest, WILLIAM ANDERSON LITTLE, a resident of the State of Tennessee, as to a one-forty-eighth (1/48th) undivided tenant-in-common interest, ANN SHANNON DAHLGREN, a resident of the State of Tennessee, as to a one-twenty-fourth (1/24th) undivided tenant-in- common interest, STEPHANIE D. BRATCHER, a resident of the State of Tennessee, as to a one-thirty-sixth (1/36th) undivided tenant-in-common interest, JUSTIN H. LOWE, a resident of the State of Tennessee, as to a one-thirty-sixth (1/36th) undivided tenant-in-common interest, COURTNEY MANKIN, a resident of the State of Tennessee, as to a one-thirty-sixth (1/36th) undivided tenant-in-common interest, GARY J. LITTLE, a resident of the State of Georgia, as to a one-seventy-second (1/72nd) undivided tenant-in-common interest, RANDALL L. LITTLE, a resident of the State of Tennessee, as to a one-seventy-second (1/72nd) undivided tenant-in-common interest, STEVEN W. LITTLE, a resident of the State of Tennessee, as to a one-seventy-second (1/72nd) undivided tenant-

in-common interest, and THOMAS LOUIS LITTLE, a resident of the State of Colorado, as to a one-forty-eighth (1/48th) undivided tenant-in-common interest (collectively), dated September 11, 2023 and recorded September 25, 2023 in Instrument No. 20230925-0075077, Register's Office of Davidson County, Tennessee and corrected by Scrivener's Affidavit of record in Instrument No. 20231128-0091697, said Register's Office.

The Grantor is married; however, the subject property has not been the residence of the Grantor or the Grantor's spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 905 A& B Potter Lane, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Equity Partners Group, LLC 1770 Forsyth Park Dr. Brentwood, TN 37027	New Owner	**083-12-2B-001.00/** **083-12-2B-002.00**

WITNESS THE EXECUTION HEREOF this 30th day of April, 2025.

Allen Perry

State of Tennessee)
County of Davidson)

On this 30th day of April, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Allen Perry, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/2026

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 540,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of April, 2025.

Notary Public

My Commission Expires: 3/3/2026

STATE OF TENNESSEE NOTARY PUBLIC M R SCHODROSKI COUNTY OF ROBERTSON MY COMM EXPIRES MARCH 3, 2026

M R SCHODROSKI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMM EXPIRES MARCH 3, 2026