THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350413** Karen Johnson Davidson County Batch # 1271052 DEEDWARR 05/09/2025 09:39:04 AM 2 pgs Fees: $13.00 Taxes: $6,012.50 20250509-0036449	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,625,000.00. Affiant Subscribed and sworn to before me, this 2nd day of May, 2025. Notary Public My Commission Expires: 03/20/28 ABIGAIL WOOLARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20

WARRANTY DEED

Address New Owner: Kathleen B. Purcelli 5100 Boxcroft Place Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 13 0 153.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer Johnson Perkins, Trustee of Lewter Family Trust, dated December 1, 2023** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathleen Broad Purcelli, Trustee of the Purcelli Marital Trust, a sub trust of the F. Monte Purcelli Trust, dated July 24, 1991, as amended**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of BOXCROFT of record in Plat Book 4860, Page 28, 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 Suzanne Turner Lewter, Trustee of the Lewter Family Trust, dated December 1, 2023 by Quitclaim Deed from Suzanne Lewter, an unmarried woman, of record in Instrument No. 20231201-0093008, in the Register's Office of Davidson County, Tennessee, dated December 01, 2023 and recorded on December 01, 2023. The said Suzanne Turner Lewter died on December 25, 2024 appointing Jennifer Johnson Perkins as Successor Trustee.

Being the same property conveyed to Suzanne Lewter, an unmarried woman, by Warranty Deed from WCGRB, LLC, a Delaware limited liability company and WCGGC, LLC, a Delaware limited liability company, of record in Instrument No. 20201028-0125363, in the Register's Office of Davidson County, Tennessee, dated October 16, 2020 and recorded on October 28, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boxcroft, as recorded in Plat Book 4860, Page(s) 28.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4932, Page 76; Amended in Book 4956, Page 648 and Instrument of Correction recorded in Book 5430, Page 263; Amended in Instrument No. 20190624-0060900.

Charter for Boxcroft Homeowners Association, Inc., recorded in Instrument No. 20150811-0080388.

This is improved property located at 5100 Boxcroft Place Nashville TN 37205

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of May, 2025.

Lewter Family Trust, dated December 1, 2023

BY Jennifer Johnson Perkins, Trustee
Jennifer Johnson Perkins, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Johnson Perkins, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Lewter Family Trust, dated December 1, 2023, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 2nd day of May, 2025.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public