RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1276257
05/22/2025 09 17 04 AM
Fees $23 00 Taxes $133 20

Davidson County
DEEDWARR
4 pgs

20250522-0040257

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES 5/3/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Sarah Richter Perky and Jefferson Hall Perky	Same	
(NAME)	(NAME)	
0 Haselton Road	8696 B Haselton Road	169-040 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROBERT URBAN**, ("GRANTOR"), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARAH RICHTER PERKY AND HUSBAND, JEFFERSON HALL PERKY,** ("GRANTEES"), THEIR HEIRS AND ASSIGNS ALL OF GRANTOR'S INTERST IN THE SUBJECT PROPERTY (WHICH IS A 10% INTEREST OF THE WHOLE), A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 9th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a beech tree in Crutchfield's line and William Mays corner, and running south 72 poles to a stake; thence East 7 poles to a stake; thence South 46 poles to a chestnut and beech pointers, thence North 89 degrees East 123 poles to a red oak and dogwood in the line of Enoch Brown heirs; thence North 56 poles to a beech; thence North 89 degrees West 66 poles to a large chestnut on a high ridge; thence North 54 poles to a poplar; thence West 63 poles to the beginning, containing 65 acres, more or less.

Being the same property conveyed to CHRISTOPHER DEAN GOLDBECK AND WIFE, GEAL SCHUSTER GOLDBECK, a 25% interest of the 50% interest (which is a 12.5% of the whole), by General Warranty Deed from LINDA HASELTON SMITH, TRUSTEE, of record in Instrument No. 20190620-0059459, in the Register's Office for Davidson County, Tennessee, dated June 18, 2019, and recorded on June 20, 2019.

Being the same property conveyed to LINDA HASELTON SMITH, TRUSTEE, by Quit Claim Deed from LINDA HASELTON SMITH, EXECUTRIX OF THE SUZANNE H. HASELTON ESTATE, of record in Instrument No. 20190620-0059458, in the Register's Office for Davidson County, Tennessee, dated June 18, 2019, and recorded on June 20, 2019.

Being the same property conveyed by Quitclaim Deed from Suzanne H. Haselton, Executrix of the Estate of Wilfred E. Haselton to Suzanne Haselton as recorded on the 22nd day of April, 1999 in Deed Book 11443, Page 927; Quitclaim Deed from Suzanne H. Haselton to Wilfred E. Haselton as recorded on the 13th day of April, 1996

in Deed Book 10020, Page 431; Quitclaim Deed (Deed of Correction) from W. E. Haselton and wife, Suzanne H. Haselton and H. Tom Kittrell, Jr., Trustee to W E. Haselton and wife, Suzanne H. Haselton, a one-half undivided interest and unto John E. Haselton, a one-half undivided interest as recorded on the 28th day of August, 1985 in Deed Book 6641, Page 744; Quitclaim Deed from W. E. Haselton and wife, Suzanne H. Haselton and H Tom Kittrell, Jr., Trustee to W.E. Haselton and wife, Suzanne H. Haselton, a one-half undivided interest and unto John E. Haselton, a one-half undivided interest as recorded on the 20th day of August, 1985 in Deed Book 6634, Page 448 and Warranty Deed from Clifford H. Sargent and wife, Laurine Sargent to W. E. Haselton and wife, Suzanne H. Haselton as recorded on the 21st day of April, 1972 in Deed Book 4594, Page 539, in the Register's Office of Davidson County, Tennessee. The said John E. Haselton died on March 24, 1990, and survived by his spouse Barbara U. Haselton, daughters Lisa Louise Haselton-Jones, Gloria Gail Haselton, sons James Russell Haselton, and John H. Haselton, filed in the Probate Court of Davidson County, Tennessee, as Case No. 95268. The said Barbara Carole Haselton aka Barbara U. Haselton, died on June 17, 2023, under Probate Case No. 23P-1839. Her interest (which is a 20% interest of the John E. Haselton 50% interest making her interest a 10% interest of the whole) in this property passed by intestacy leaving Robert Urban as her sole heir at law. See Affidavit of Heirship of record in Instrument No. 20250522-0040256, Register's Office for Davidson County, Tennessee.

Less and Except property sold in Book 2963, Page 407; Book 3870, Page 85; Book 5077, Page 313; Book 5057, Page 499; Book 5067, Page 520; Book 5077, Page 647; Book 6115, Page 980; Book 6376, Page 584; Book 6771, Page 679; Book 9198, Page 541, Book 9475, Page 700; Book 9225, Page 430; Book 9483, Page 848; Book 10020, Page 419; Book 10020, Page 422; Book 10020, Page 425; Book 10020, Page 428, Book 11443, Page 924, Book 10869, Page 878; Instrument Nos. 20040127-0010189; 20050218-0018538 and 20050218-0018539.

This is land only and not the marital residence of the Grantor.

This conveyance is subject to all items set out on any applicable plat of record and matters shown on Exhibit A attached hereto.

unimproved _
This is improved x property, known as 0 Haselton Road, Nashville, TN 37221

(House Number) (Street) (P O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 19 day of May, 2025

Robert Urban

ROBERT URBAN

STATE OF FLORIDA

COUNTY OF Volusia

By means of Physical Presence

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Urban, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of May, 2025.

Commission expires: 5.23.28

Notary Public

CYNTHIA D CAPPS
Notary Public - State of Florida
Commission # HH 526685
My Comm Expires May 23, 2028
Bonded through National Notary Assn.

EXHIBIT A

1. Application for Greenbelt Assessment - Forest, of record in Book 8972, Page 937 and Instrument No. 20191120-0119838, in the Register's Office for Davidson County, Tennessee.

2. Covenants, Conditions and Restrictions as set forth in Quit Claim Deed recorded in Book 6634, Page 448 and Book 6641, Page 774, in said Register's Office.

3. Easement for Water Line Easement, recorded in Book 9530, Page 777, in said Register's Office.

4. Easement for Access Easement, recorded in Book 6790, Page 269, in said Register's Office

5. Easement for Ingress/Egress and Utility Easement, recorded in Book 9533, Page 903, in said Register's Office.

6. Access Easement Retained in record Book 9225, Page 430, in said Register's Office.

7. Lake Agreement as set forth in instrument recorded in Book 9107, Page 245, in said Register's Office.

8. Division Agreement as set forth in instrument recorded in Book 9816, Page 599, in said Register's Office.

9. Disposition Agreement as set forth in instrument recorded in Book 8166, Page 568, in said Register's Office.