Karen Johnson Davidson County
Batch# 1290622 DEEDWARR
06/26/2025 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $16,835.00
20250626-0050581

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8597-WE

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,550,000.00.

Sandy McCollum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF June, 2025.

Notary Public

MY COMMISSION EXPIRES: 2-1-27

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mac Donald Oliver, III and Teresa Lee Oliver	New Owner	
71 Lakeview Dr		158-00-0-066.00
Winchester TN 37398		
(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, **Timothy Pereira and Carissa Pereira, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mac Donald Oliver, III and Teresa Lee Oliver, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson, County, Tennessee, being described as follows, to-wit:

Beginning at an existing iron rod in the southerly right-of-way line of Old Hickory Boulevard, at a corner common with William Richardson, as of record in Instrument No. 20060210-0016823, Register's Office for Davidson County, Tennessee; Thence leaving the southerly right-of-way line of Old Hickory Boulevard, with the westerly property line of William Richardson, South 15 deg. 11 min. 21 sec. W, 1065.85 feet to an existing iron rod; Thence N 71 deg. 20 min. 45 sec. E, 11.71 feet to a point; Thence S 10 deg. 04 min. 13 sec. E 429.44 feet to an existing iron rod, in the northerly property line of Hillsboro Road Partnership, as of record in Deed Book 860, Page 433, at the Register's Office for Williamson County, Tennessee; Thence with the northerly property line of Hillsboro Road Partnership, S 81 deg. 13 min. 10 sec. W, 31.97 feet to a point; Thence N 83 deg. 17 min. 40 sec. W, 270.00 feet to an existing iron rod at a corner common with the Third Revision, Middleton, as of record in Plat Book 6900, Page 900, Register's Office for Davidson County, Tennessee; Thence with the easterly boundary of the Third Revision, Middleton, N 07 deg. 51 min. 00 sec. E, 1524.95 feet to an existing iron rod in the southerly right-of-way line of Old Hickory Boulevard; Thence with the southerly right-of-way line of Old Hickory Boulevard, with a curve to the right, along an arc length of 240.43 feet, the central angle of which is 04 deg. 30 min. 42 sec., the radius of which is 3053.20 feet, the chord of which is S 72 deg. 57 min. 27 sec. E 240.36 feet to a point; Thence S 70 deg. 42 min. 06 sec. E, 58.00 feet to the point of beginning, containing 345,257 square feet or 7.926 acres, more or less.

Being the same property conveyed to Carissa M. Pereira and Timothy R. Pereira, wife and husband by Warranty Deed from Sharon C. Oldham and Mark H. Oldham, wife and husband of record in Instrument No. 20160121-0006091, in the Register's Office for Davidson County, Tennessee, dated January 15, 2016 and recorded on January 21, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **2221 Old Hickory Boulevard, Nashville, TN 37215**

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 our hands this the 13 day of June, 2025.

Timothy Pereira

Timothy Pereira

Carissa Pereira

Carissa Pereira

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal this the 13 day of June, 2025.

My Commission expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal this the 13 day of June, 2025.

My Commission expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Stephanie A Glenn, 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 6-13-25 (date of document).

Stephanie A Glenn
Affiant Signature

6-13-25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7/18/2027

NOTARY'S SEAL

SANDY McCOLLUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202506260050581