BOX 10-A

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

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

39-B
File #25-1137

Karen Johnson
Batch # 1291718
06/30/2025 11 06 38 AM
Fees $13 00 Taxes $1,665 00

Davidson County
DEEDWARR
2 pgs

20250630-0051314

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, a married man**, 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 1814 Piedmont Avenue, a Horizontal Property Regime of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240805-0059519, 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 Allen Perry, a married man by Warranty Deed from Bessie M Fox, Trustee under the Revocable Trust Agreement of Bessie M. Fox, dated April 2, 2008 in Instrument No. 20230713-0053674, dated July 12, 2023 and recorded July 13, 2023, Register's Office of Davidson County, Tennessee. The Grantor is married; however, the Grantor nor the Grantor's spouse or issue have lived in the subject property

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: 1814 A/B Piedmont Avenue, Nashville, TN 37216.

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

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NEW OWNER:
Equity Partners Group, LLC
1770 Forsyth Park Drive, Brentwood, TN 37027

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
072-12-0V-001.00/
072-12-0V-002.00

WITNESS THE EXECUTION HEREOF this 10th day of June, 2025.

Allen Perry

State of Tennessee)
County of Davidson)

On this 10th day of June, 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.

ANGELA Y. POTTER WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/3/26

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 450,000.00.**

Affiant

D. DYLAN POTTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Sworn and subscribed before me on this the 20th day of June, 2025

Notary Public

My Commission Expires: 11-3-2025