Karen Johnson Davidson County
Batch# 1299895 DEEDWARR
07/21/2025 08:17:30 AM 4 pgs
Fees: $23.00 Taxes: $2,016.50
20250721-0056983

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$545,000.00**

Subscribed and sworn to before me this 17 day of July, 2025.

DIANNE M. CAYHEE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

Notary Public **Affiant**

My Commission Expires: 2/29/28

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Jacob N. Law **7125 Bidwell Road** **Nashville, TN 37080**	Same as New Owner	**021-00-0-005.04**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **KAYE P. LEWIS, WILLIAM JEFFREY PERRY, II, LINDSAY NICOLE BAKER, and MICHAEL THOMAS LEWIS**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **JACOB N. LAW AND TORI N. LAW, HUSBAND AND WIFE**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 1st Councilmanic District of Davidson County, Tennessee, described according to a survey made by D. E. Boner and E. Medlin, Surveyors, April 12, 1963, as follows:

Beginning at a point on the westerly margin of Bidwell Road, north 2° 30' east 550 feet from the northwest corner of said Road and Old Clarksville Pike; thence with the westerly margin of said Road, north 2° 30' east 150 feet; thence north 87° 30' west 790.56 feet; thence south 2° 29' west 150 feet; thence south 87° 30' east 790.52 feet to the beginning, containing 2.72 acres, more or less.

Being the same property conveyed to HAROLD GLEN PERRY AND WIFE, MARY W. PERRY, by deed from EVELYN K. LAMB, of record in Book 4434, page 123, dated July 22, 1970, said Register's Office.

MARY W. PERRY ALSO KNOWN AS MARY KATHRYN PERRY having since died on or about January 7, 2025, leaving HAROLD GLEN PERRY as the surviving tenant by the entirety.

HAROLD GLEN PERRY, died testate on or about March 14, 2025, devising said property to KAYE P. LEWIS, as to a 50% undivided interest, WILLIAM JEFFREY PERRY, II, as to a 20% undivided interest, LINDSAY NICOLE BAKER, as to a 15% undivided interest and MICHAEL THOMAS LEWIS, as to a 15% undivided interest by will of record in Case No. 25P693 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This is improved property known as: 7125 Bidwell Road, Nashville, TN 37080

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 16th day of July, 2025.

The Estate of Harold Glen Perry

Kaye P. Lewis, Executrix

KAYE P. LEWIS, Executrix

Kaye P. Lewis

KAYE P. LEWIS, individually

William Jeffrey Perry II

WILLIAM JEFFREY PERRY, II

Lindsay Nicole Baker

LINDSAY NICOLE BAKER

Michael Thomas Lewis

MICHAEL THOMAS LEWIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Dunbright, a Notary Public in and for said County and State, **KAYE P. LEWIS, WILLIAM JEFFREY PERRY, II, LINDSAY NICOLE BAKER, and MICHAEL THOMAS LEWIS,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 16th day of July, 2025.

My Commission Expires: _____

Mary Dunbright
NOTARY PUBLIC

MARY DUNBRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July, 2025, before me, Mary Dunbright, personally appeared **Kaye P. Lewis as Executrix of the Estate of Harold Glen Perry,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Personal Representative of the **Estate of Harold Glen Perry, as appointed by court Order of record in Docket No. 25P-693 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division)** and are authorized to execute this Instrument as the Personal Representative(s) on behalf of said Estate.

Witness my hand and official seal at Goodlettsville, Tennessee this the 16th day of July, 2025.

My Commission Expires: _____

Mary Dunbright
NOTARY PUBLIC

MARY DUNBRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

Tennessee Certification of Electronic Document

I, Todd Cathey, 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 17 day of July, 2025.

Affiant Signature

7/17/25
Date

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 17 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/29/28

NOTARY'S SEAL

DIANNE M. CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires