Karen Johnson
Batch # 1299967
07/21/2025 09 25 36 AM
Fees $48 00 Taxes $817 33
Davidson County
DEEDWARR
9 pgs
20250721-0057066

WARRANTY DEED

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

#176TO

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, ... GREATER, FOR THIS TRANSFER IS $220,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Specialized Trust Company Custodian FBO Erskine Ray Perkins Traditional IRA	NEW OWNER	05014025300
(NAME)	(NAME)	
4389 Hazelnut Ave		
(ADDRESS)	(ADDRESS)	
Seal Beach CA 90740		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Prima Howard King a.k.a Prima Marchell Howard, Raquel Parmer, Fernando Parmer Jr, and Terrius Parmer,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Specialized Trust Company Custodian FBO Erskine Ray Perkins Traditional IRA,** 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

Being Lot No 244 on the Plan of Parkwood Estates, Section 2, as of record Book 3300, Page 5, Register's office for Davidson County Tennessee, specific reference to which plan is here made for a more particular description of said lot

Being the same property conveyed to Elizabeth Michelle Parmer, by deed of record in Instrument NO 20150602-0050807, Register's Office for Davidson County, Tennessee The said Elizabeth Michelle Parmer having since died testate and the heirs according to the TN Heirship succession recorded in Instrument NO 20250721-0057064 and Instrument NO 20250721-0057065 are one and the same as the beneficiaries of the will

This conveyance is subject to any and all existing restrictions and easements of record

See attached Exhibit A

unimproved ☐

This is improved ☑ property, known as 3229 Moorewood Drive, Nashville, TN 37207
(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/our hands this 18th day of July, 2025

Prima Howard King a k a Prima Marchell Howard

Raquel Parmer

Fernando Parmer Jr

Terrius Parmer

State of Tennessee
County of Davidson

Personally appeared before me Prima Howard King a k a Prima Marchell Howard, Raquel Parmer, Fernando Parmer Jr, and Terrius Parmer, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 18th day of July, 2025

Notary Public
My Commission Expires 10/21/2028

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No 17670

Exhibit "A"

LAST WILL AND TESTAMENT

OF

Elizabeth M. Parmer

RECITAL

I, Elizabeth M. Parm, a resident of Davidson County within the State of Tennesser, make, publish and declare this to be my Last Will and Testament, thereby revoking any and all previous Wills and Codicils made by me. I am not under duress or undue influence, and fully understand the nature and extent of all my property and this disposition thereof, do hereby make, publish and declare this document as my Last Will and Testament.

Personal Representative

I nominate and appointment Prima Howard of Nashville, County of Davidson as my Personal Representative/ Executor of my estate. If my personal representative or Executor fails or ceases to serve, then I nominate Raquel R. Pa of ~~Summer~~ Emp, County of Summer, State of Tennessee to serve.

BURIAL

All costs and expenses associated with my burial requests shall be paid from the life insurance, if any, and/or proceeds of my estate. See detailed attachment.

DEBTS & EXPENSES

Any and all my debts due and payable, including funeral, memorial and burial expenses, the expenses of the administration of my estate, all estate, inheritance and similar taxes payable with respect to property included in my probate estate, including any interest and/or penalties thereon, shall be paid out of my estate pursuant with the laws of the State of Tennessee, without apportionment or right of reimbursement from any beneficiary herein named in my Will.

RESIDUARY ESTATE

I bestow and bequeath all the rest, residue and remainder of my property and estate, both real and personal, of whatever kind and wherever located, including any inheritance I may be entitled to as well as any lapsed or void legacy or devise under this Will, that I own or am in any manner entitled to at the time of my death (collectively referred to as my "residuary estate"), to be divided among those as designated in the attached Schedule - Beneficiary Designations.

PERSONAL PROPERTY

I bestow all of my personal property owned by me at the time of my death, including, without limitation, personal effects, clothing, jewelry, furniture, furnishings, household goods, automobiles and other vehicles, along with all insurance policies upon such tangible property, in accordance to those designated in the attached Schedule - Beneficiary Designations.

As per the attached Schedule - Beneficiary Designations to this Will, signed by me and identifying certain personal property which is to be bestowed upon the persons named therein, I direct my Executor to distribute such property in accordance with the terms and provisions contained herein.

CASH, BANK ACCOUNTS, INVESTMENTS

I bestow and bequeath any interest which may belong to me at the time of my death in accordance to and in conjunction with the attached Schedule - Beneficiary Designations and a separately prepared account listing that details checking and savings accounts, certificates of deposit, cash, checks, notes and/or promissory notes designees.

AVOIDANCE OF CONSERVATORSHIP

If any property of my estate vests in absolute ownership in a minor or incompetent, my Executor, at any time and without court authorization, may:

a) distribute the whole or any part of such property to the beneficiary.

b) hold such property in trust and use the whole or any part for the health, education, maintenance, and support of the beneficiary.

c) distribute the whole or any part to a guardian, conservator, committee or other legal representative of the beneficiary.

d) distribute the whole or part to a custodian for the beneficiary under any gifts or transfers to minors act; or

e) distribute the whole or part to the person or persons with whom the beneficiary resides.

Evidence of any such distribution or the receipt therefor executed by the person to whom the distribution is made shall be a full discharge of my Executor from any liability with respect thereto, even though my Executor may be such person.

If such beneficiary dies before receiving all of the assets held in conservancy, the principal and income in such beneficiary's trust shall be paid and distributed to such beneficiary's living Descendants, if any; and if none, then to my living Descendants. If I have no living Descendants, such property shall be distributed to the beneficiaries of my residuary estate, as provided in this Will, or if there none, to the persons who would be entitled thereto under the laws of descent and distribution of the State of Tennsee as if I had died intestate at that time owning such property in fee simple.

BONDS/AUDITS NOT REQUIRED

The term "Fiduciary" shall mean any Executor, Trustee or successor qualifying and serving under this Will.

No Fiduciary shall be required to file or furnish any bond, surety or other security in any jurisdiction, nor shall any Fiduciary hereunder be required to file any inventory or other reports with any court.

No Fiduciary shall be required to inquire into or audit the acts or doings of any predecessor Fiduciary or to make claim against any such predecessor or their estate.

POWERS OF EXECUTORS/TRUSTEES

Any Executor or Trustee serving under this Will shall be a Fiduciary granted all the powers conferred by Tennsee laws, as amended.

Any successor Fiduciary shall have and may exercise all of the powers, privileges, immunities and exemptions conferred upon the predecessor Fiduciary as fully and to the same extent as if such successor had originally been named as a Fiduciary. Any Fiduciary serving hereunder shall keep full accounts and shall make and furnish statements of all receipts and disbursements at least annually to each person then eligible to receive income from my estate or any trust created hereunder and shall at any time, upon reasonable request of such person, provide full information to such person as to the condition of my estate, including amounts received and disbursements made.

Any Fiduciary under this Will may resign without the order of any officer or court and without consent of any beneficiary of any provision of this Will by giving such Fiduciary's successor

and all persons then entitled to receive income hereunder, or the guardians of such persons, thirty (30) days advance written notice of such intent to resign, or at any time resign by instrument in writing signed by such Executor or Trustee and delivered to the persons then entitled to the income from my estate or such trust. In the case of an Executor, the Fiduciary must also give notice to the Court having jurisdiction over the administration of my estate; and upon properly accounting for all estate property received and disbursed, shall be discharged from any and all further liabilities. In the case of a Trustee, the Fiduciary must deliver the trust property to the successor Trustee and upon properly accounting for all trust property received and disbursed, shall be discharged from any and all further liabilities.

If a successor Fiduciary is unable or unwilling to serve, they may appoint a second successor Fiduciary to serve in their place, by sending a signed instrument appointing a successor delivered to each living beneficiary under my Will making express reference to this power and the second successor Fiduciary may exercise powers upon a prospective and contingent basis until effective:

To compensate counsel and to employ other persons who may be deemed necessary for proper administration and to delegate authority when delegation is advantageous to the trust or estate.

To exercise and continue the power provided in this section notwithstanding the termination of the trust until all assets of the trust has been distributed.

The right to receive reasonable compensation for services rendered with regards to this Will, and to be exonerated from and to pay all reasonable expenses and charges of the estate and trust.

CONTESTS DISALLOWED

Should any beneficiary contest or initiate proceeding to contest the validity of this Will or to prevent any provision herein from being carried out in accordance with its terms (whether or not in good faith and with probable cause), then all the benefits provided for such contesting beneficiary in this Will, including their Descendants, shall be revoked and annulled.

The share to which such contesting beneficiary would otherwise have been entitled shall be distributed to such persons and in such manner as if such contesting beneficiary and all of such beneficiary's Descendants had died immediately prior to such division without exercising any power of appointment which they might otherwise have under this Will.

If all of the persons who are beneficiaries of this Will join in such contest or proceeding, my estate shall be distributed to any of those persons who are not contesting beneficiaries and who would otherwise be entitled thereto under the laws of descent and distribution of the State of Tennessee, as if I had died intestate at that time owning such property in fee simple.

SELF-PROVING AFFIDAVIT

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned authority, on this day personally appeared the _____, _____, and the witnesses, Keimani Howard and _____, whose names are subscribed to the annexed or foregoing instrument in their respective capacities, and all of said individuals being duly sworn, the _____ declared to me and to the witnesses in my presence that said instrument is the Last Will and Testament of the _____ and that the _____ had willingly made and executed it as the _____'s free act and deed for the purposes expressed therein. The witnesses, each on oath, stated to me in the presence and hearing of the _____ that the _____ had declared to them that the instrument is the _____'s Last Will and Testament and that the _____ executed the instrument as such and wished each of them to sign it as it as a witness; and under oath each witness stated further that the witness had signed the same as witness in the presence of the _____ and at the _____'s request; that the _____ was of sound mind and body.

_____
(_____ Signature)

Keimani Howard
(First Witness Signature)

_____
(Second Witness Signature)

Sworn to and subscribed before me by the _____, _____, and witnesses, Keimani Howard and _____, on this date of May 27, 2023.

_____
(Notary Public Signature)

My Commission Expires 4-9-2024

PAMEKA F. McCALL
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

SCHEDULE - BENEFICIARY DESIGNATIONS

BENEFICIARY NAME	RELATIONSHIP
Prima Howard-King	Daughter
Raquel Parmer	Daughter
Fernando Parmer Jr.	Son
Terrius Parmer	Daughter

They should receive an equal percentage of everything.

Elizabeth M. Parma
(Signature)

June 14, 2023
(Date)

TENNESSEE SELF-PROVING AFFIDAVIT

State of Tennessee }
County of Davidson }

I / We, _____, whose names are signed to the foregoing instrument, being first duly sworn, do hereby declare to the undersigned authority that the Settlor(s) signed and executed the instrument as his/her _____ [Name of Document] and that he/she signed willingly, and that he/she executed it as his/her free and voluntary act for the purposes therein expressed, and that each of the individuals, in the presence of the Settlor(s) was at the time eighteen (18) or more years of age, of sound mind and under no constraint or undue influence.

Individual's Signature Elizabeth M. Larner Date June 14, 2023

Witness Signature Camilla J Wade Date June 14, 2023

Witness Signature _____ Date _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

NOTARY ACKNOWLEDGMENT

On this 14th of June, 2023, personally appeared the above-named _____ and acknowledged the foregoing to be (his/her) free act and deed, before me.

Subscribed and sworn to before me on the day and date first above written,

My Commission Expires: 07/09/2024

Notary Public

Print Thomeka F. McCall

Seal

THOMEKA F. McCALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY