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Warranty Deed

Karen Johnson Batch # 1323401 09/17/2025 12:01:36 PM Fees: $13.00 Taxes: $4,440.00 20250917-0074250 Davidson County DEEDWARR 2 pgs	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00. Affiant Subscribed and sworn to before me, this the 15th day of September, 2025. Notary Public My commission expires: 7/6/26

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Allen Perry	New Owner(s)	118-02-0-064.00
4618 Lealand Lane		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **IRVIN HUGH KILCREASE, III, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLEN PERRY, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 4 on the Plan of R. A. Coleman's Subdivision of the Thornton Tract, as of record in Book 547, Page 108, Register's Office for said County.

Said Lot No. 4 fronts 110 feet on the Southerly side of Inverness Avenue, and extends back 283 feet on the Westerly line and 283 feet on the Easterly line, to a dead line in the rear on which it measures 115 feet.

Being the same property conveyed to Irvin H. Kilcrease, Jr and wife, Kathleen L. Kilcrease by Warranty Deed from Ray G. Martin and wife, Gladys Sharp Martin, who is the same person as Gladys S. Martin of record in Book 3906, Page 43, Register's Office for Davidson County, Tennessee, dated June 24, 1965 and recorded on June 25, 1965.

The said Irvin Hugh Kilcrease, Jr. having predeceased Kathleen Lacy Kilcrease.

Said property is conveyed pursuant to the terms and conditions of the Last Will and Testament of Kathleen Lacy Kilcrease, Deceased, of record in the Circuit Court of the State of Tennessee, at Davidson County, Probate Division, Docket No. 13P-667.

Being the same property conveyed to Irvin Hugh Kilcrease, III by Executrix's Deed from Gloria L. Dennis, Executrix of the Estate of Kathleen Lacy Kilcrease, Deceased of record in Instrument No. 20141107-0103315 Register's Office for Davidson County, Tennessee, dated November 07, 2014 and recorded on November 07, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 945 Inverness Avenue, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of September, 2025.

Irvin Hugh Kilcrease, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Irvin Hugh Kilcrease, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of September, 2025.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY