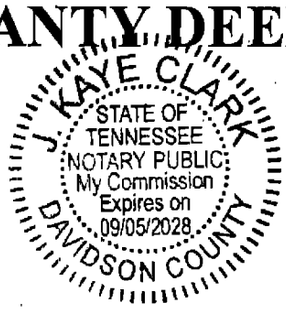
WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000.00

Affiant

Subscribed and sworn to me on 9/22/2025.

NOTARY PUBLIC

My Commission Expires: 9-5-2028

Karen Johnson Davidson County
Batch# 1324617 DEEDWARR
09/22/2025 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250922-0075494

PORTALE**KELLEY** LAW FIRM

A Professional Limited Liability Company

THIS INSTRUMENT WAS PREPARED BY:
William H. Ball, Atty
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #37335

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Jennifer Perez 501 Purnell Drive Nashville, TN 37211	NEW OWNER	147-16-0-012.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mark Black and Jennifer Rowland, Co-Executors of the Estate of Bettye Jean Black, deceased, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Jennifer Perez, married, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot 11 on the Plan of Whispering Hills, Section V, as of record in Book 3300, Page 11, Register's Office for said County.

Beginning at a point in the west margin of Aquatic Road, at the corner of this lot and a lot marked Reserved Parcel A; thence with the line between said lots, westerly 184 feet to the corner of Lot 12; thence with the line between Lots 11 and 12, northerly 161.4 feet to a point in the south margin of Purnell Drive; thence with the margin of the same, northeasterly 172.5 feet to the beginning of a curve; thence around said curve, easterly 39.3 feet to the west margin of Aquatic Road; thence with the margin of the same southerly 215 feet to the point of beginning.

Being all of the property conveyed to Roy E. Black and wife, Bettye B. Black, by deed from Melview Homes, Inc., of record in Book 3343, Page 69, Register's Office for Davidson County, Tennessee, dated February 19, 1962, and recorded on February 23, 1962. Roy E. Black having died on November 16, 2022 and Bettye Jean Black (a/k/a Bettye B. Black and Bettye Burton Black) having died on January 16, 2025. By Order of Probate entered in the Probate Court for Rutherford County, Tennessee, Case Number 75PR1-2025-PR-208, on March 28, 2025 and Letters Testamentary issued on March 28, 2025, Jennifer Rowland (a/k/a Jennifer L. Rowland) and Mark Black (a/k/a Mark E. Black) were appointed as Co-Executors of the Estate of Bettye Jean Black deceased on January 16, 2025.

The conveyance of the above-described parcel of land is subject to the following: (i) 2025 property taxes and assessments and subsequent years taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record.

BEING ☐ **unimproved** ☒ **improved property known as:**

501 Purnell Drive, Nashville, TN 37211

(House Number) (Street) (City or Town) (State) (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 GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand(s) this 19th day of September, 2025

MBR CO EXECUTOR OF THE ESTATE OF BETTYE JEAN BLACK, DECEASED

Mark Black, Co-Executor of the Estate of Bettye Jean Black, Deceased

Jennifer Rowland, Co-Executor of the estate of Bettye Jean Black, Deceased

Jennifer Rowland, Co-Executor of the Estate of Bettye Jean Black, Deceased

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Mark Black and Jennifer Rowland with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged themselves to be the Co-Executors of the Estate of Bettye Jean Black, and that they as such Co-Executors executed the foregoing instrument for the purposes therein contained, by signing their names in their capacity as said Co-Executors of the Estate of Bettye Jean Black.

Witness my hand and official seal, this 19th day of September, 2025.

NOTARY PUBLIC

My Commission Expires: March 9, 2027

WILLIAM H. BALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES

Certificate of Authenticity

I, Holly A. Mason, 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 September 19, 2025.

Affiant Signature

9/19/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of September, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY