THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch # 1338606 DEEDWARR
10/27/2025 10:23:49 AM 2 pgs
Fees: $13.00 Taxes: $6,008.80
20251027-0085079

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

ADDRESS NEW OWNER
Evan Perkins and
Margaret Perkins
1700 Green Hills Drive
Nashville, TN 37215

SEND TAX BILLS TO

New Owner

MAP/PARCEL
117-15-0-145.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DANIEL J. TOOMEY AND ANNE H. TOOMEY, TRUSTEES OF THE ABH&K TRUST, U/T/A DATED JUNE 24, 2024,** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **EVAN PERKINS AND MARGARET PERKINS, HUSBAND AND WIFE,** ("Grantees" herein), their successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9, as shown on the map entitled Green Hills Subdivision No. 2, of record in Plat Book 547, Page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DANIEL J. TOOMEY AND ANNE H. TOOMEY, HUSBAND AND WIFE, by deed from JESSICA PENNINGTON DYE, MARRIED, of record in Instrument No. 20120809-0070959, dated August 3, 2012, said Register's Office.

Further being the same property conveyed to ABH & K TRUST U/T/A DATED JUNE 24, 2024, by quitclaim deed from DANIEL J. TOOMEY AND ANNE H. TOOMEY, HUSBAND AND WIFE, of record in Instrument No. 20240625-0047452, dated June 24, 2024, said Register's Office.

Being improved property known as: 1700 Green Hills Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2025 real property taxes and any easements, covenants and restrictions of record.

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.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 24th day of October, 2025.

DANIEL J. TOOMEY, TRUSTEE OF THE
ABH&K TRUST, U/T/A DATED JUNE 24, 2024

ANNE H. TOOMEY, TRUSTEE OF THE
ABH&K TRUST, U/T/A DATED JUNE 24, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel J. Toomey and Anne H. Toomey, 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 Trustees of the ABH&K Trust, U/T/A dated June 24, 2024, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal at Nashville, TN, this 24th day of October, 2025.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/11/24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$1,624,000.00.**

Sworn to and subscribed before me this 24th day October, 2025.

Notary Public

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

My Commission Expires: _____