RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H Taylor

Karen Johnson Davidson County
Batch # 1354504 DEEDWARR
12/05/2025 09 49 10 AM 2 pgs
Fees $13 00 Taxes $3,330 00
20251205-0096750

Ivey Title, LLC Ref: (LM) Title No 64263
Dav. Co File Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Erin B Keller Ollie John P Keller 7964 Hooten Hows Road Nashville, TN 37221	Old National Bank 101 Northwest Fourth Evansville, IN 47708

TAX MAP PARCEL NUMBERS: 141000004 09

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$900,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Douglas Liverman and Angela Marlee Wilson-Liverman, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Erin B. Keller and Ollie John P. Keller, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 9th Civil District of Davidson County, on the Hooten-Hows Road, being a portion of the 108 5 acre tract as of record in Book 106, page 431, Register's Office and also of record in Will Book 51, page 481, in the Office of the County Court Clerk's Office for said County, and described according to a survey made May 20, 1964, by S H Hutchison, Surveyor as follows:

Beginning at a point in the center line of Hooten Hows Road at the southwest corner of the Donald Dotson Property; hence with the center of the Road, South 57 degrees West 150 feet to the southeast corner of the W G Meadows Property; thence along Meadows' east line, North 32 degrees West 584 feet to a stake and hackberry pointers, Meadows northeast corner, thence North 57 degrees East 150 feet to a stake and hackberry pointers, Dotson's northwest corner; thence with Dotson's westerly line, South 32 degrees East 584 feet to the point of beginning.

Being the same property conveyed to William Douglas Liverman and Angela Marlee Willson-Liverman, husband and wife, by Warranty Deed from David M. Pressley and Marci B Pressley, husband and wife, dated December 28, 2007, and recorded on January 7, 2208, of record in Instrument No. 20080107-0001746, Register's Office for Davidson County, Tennessee.

Description Reference The description is the same as that used in the last deed prior to this transaction

This conveyance is subject to Taxes for 2026, and subsequent years; Title to that portion of the property embraced within the bounds of Hooten Hows Road. No insurance is afforded as to the exact amount of acreage contained herein

This is improved property, known as 7964 Hooten Hows Road, Nashville, TN 37221

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, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of December, 2025

William Douglas Liverman **Angela Marlee Wilson-Liverman**

State of Tennessee

County of Davidson

On this 2nd day of December, 2025, before me the undersigned authority, personally appeared William Douglas Liverman and Angela Marlee Wilson-Liverman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $900,000.00.

Affiant

Sworn and subscribed before me this 2nd day of December, 2025.

CHRISTINA HIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/3/2026

Notary

My Commission Expires: