NEW OWNER:
James Pera and Rheannon Slover
13504 Moorpark St. #2
Los Angeles, CA 91423

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 25-255

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1371179 DEEDWARR
01/20/2026 02:51:30 PM 4 pgs
Fees: $23.00 Taxes: $2,190.40
20260120-0004483

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FIVE HUNDRED NINETY TWO THOUSAND AND 00/100 DOLLARS ($592,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Ilolo Partners LLC, a Tennessee Limited Liability Company** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **James Calvin Pera and Rheannon Slover, as joint tenants with right of survivorship** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

The Following tract or parcel of land, situated and lying in the 10th Civil District of Davidson County, Tennessee, bound and described as follows:

Land in Davidson County, Tennessee, being Lot No 31 on the map of J.B. Haynie's Dewey Heights Subdivision, as of record in Book 161, Page 94, Register's Office for Davidson County, Tennessee. Said Lot 31 fronts 50 feet on the Southerly side of Ilola Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ilolo Partners, LLC, a Tennessee Limited Liability Company by Deed of Correction from Katherine Ezell, an unmarried woman, by and through her power of attorney Charles Dillard of record Instrument No. 20250624-0049668 in the Register's Office for Davidson County, Tennessee, dated June 19, 2025 and recorded on June 24, 2025.

Being the same property conveyed to Ilolo Partners, LLC, a Tennessee Limited Liability

Company by Warranty Deed from Katherine Ezell, an unmarried woman, Bernice Ezell and Charles Dillard as Attorney in Fact of record Instrument No. 20240124-0004776 in the Register's Office for Davidson County, Tennessee, dated January 15, 2024 and recorded on January 24, 2024.

Being the same property conveyed to Katherine Ezell aka Kathleen Ezell by Affidavit of Heirship from Estate of Fred Ezell of record Instrument No. 20080626-0065751 in the Register's Office for Davidson County, Tennessee, dated June 26, 2008 and recorded on June 26, 2008.

Being the same property conveyed to Fred Ezell and wife, Katherine Ezell by Warranty Deed from Samuel R. Moore, a single man of record Instrument No. 200004180038688 in the Register's Office for Davidson County, Tennessee, dated March 31, 2000 and recorded on April 18, 2000.

Parcel No.: 070-04-0-135

Being also known as 2310 Ilolo Street, Nashville, TN 37207

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenant with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor have executed or caused this instrument to be executed by its duly authorized representative, this 29th day of December, 2025.

Ilolo Partners LLC, an Alaska Limited Liability Company

By: _____, Member

Mike Baas, Member

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Mike Baas, member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained on behalf of Ilolo Partners, LLC.

WITNESS my hand and official seal at office this 29th day of December, 2025.

NOTARY PUBLIC

My commission expires: 3-7-2026

JOHN GRIFFIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

****

The actual consideration or value, whichever is greater, for this transfer is $ **592,000.00**.

AFFIANT

Sworn to and subscribed to before me this 29th day of December, 2025.

NOTARY PUBLIC

My commission expires: 3-7-2026

JOHN GRIFFIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

Tennessee Certification of Electronic Document

I, **Turner Evans**, 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 12-29-2025 ..

AFFIANT SIGNATURE

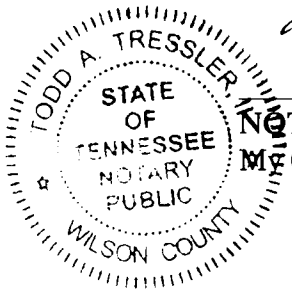
12=29-2025

Date

State of TENNESSEE

County of Wilson

Sworn to and subscribed before me on this 29th day of December, 2025.



NOTARY SIGNATURE

My Commission Expires: 2-26-29

(NOTARY'S SEAL)