Karen Johnson Davidson County
Batch# 1393054 DEEDWARR
03/16/2026 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,217.30
20260316-0020388

WARRANTY DEED

KAYLIE JOINER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) April 19, 2027

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Stevenson		050-14-0-253.00
(NAME)	(NAME)	
3229 Moorewood Drive	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 Specialized Trust Company Custodian FBO Erskine Ray Perkins Traditional IRA, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto James Stevenson, a single man, hereinafter called the GRANTEE(S), his/her/their 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 244 on the Plan of Parkwood Estates, Section 2, as of record Book 3300, Page 5, Register's office for Davidson County Tennessee, specific reference to which plan is here made for a more particular description of said lot.

Being the same property conveyed to Elizabeth Michelle Parmer, an unmarried woman by Executer's Deed from Andrew Butler Jr. Executor of the Estate of Andrew Butler, Sr., dated 05/27/2015, of record in Instrument 201506020050807, Register's Office for Davidson County, Tennessee.

The said Elizabeth Michelle Parmer died testate on 02/26/2025, leaving the said Prima Howard King A.K.A Prima Marchell Howard, Raquel Parmer, Fernando Parmer Jr, and Terrius Parmer as his/her sole heirs at law as evidenced in Affidavit of Heirship being recorded Instrument No. 20250721-0057064 and Instrument No. 20250721-0057065, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Specialized Trust Company Custodian FBO Erskine Ray Perkins Traditional Ira by Warranty Deed from Prima Howard King A.K.A Prima Marchell Howard, Raquel Parmer, Fernando Parmer Jr, and Terrius Parmer, dated 07/18/2025, of record in Instrument 202507210057066, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3229 Moorewood Drive, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the ~~11~~9th day of March, 2026.

Specialized Trust Company Custodian FBO Erskine Ray Perkins Traditional IRA

Authorized Signer; Brian Leigh-Manuell

State of New Mexico
County of Bernalillo

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Brian Leigh-Manuell with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oath acknowledged to be the authorized signer of Specialized Trust Company Custodian FBO Erskine Ray Perkins Traditional IRA the within named bargainer, a corporation, and that, as such, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the corporation.

Witness my hand and Official seal this ~~11~~9th day of March, 2026.

Notary Public: Amber M Preston
My Commission Expires: 30th August 2027

AMBER M PRESTON
Notary Public
State of New Mexico
Comm. # 2000131
My Comm. Exp. Aug 30, 2027

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 11, 2026.

J. Carlton Drumwright

March 11, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 11, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY