THIS INSTRUMENT PREPARED BY:

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

Karen Johnson Davidson County
Batch# 1395068 DEEDWARR
03/19/2026 10:27:30 AM 4 pgs
Fees: $23.00 Taxes: $5,550.00
20260319-0021914

ADDRESS NEW OWNER
James W. Perkins, III
3815 Hwy 96
Burns, TN 37029

SEND TAX BILLS TO
new owner

MAP/PARCEL
129080C001.00CO
129080D001.00CO

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, **LORI D. HALLORAN, MARRIED** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **JAMES W. PERKINS, III, MARRIED** ("Grantee" herein), his 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 on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, his successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind herself, her assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2026 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.

Subject property is investment property and not the primary residence of the Grantor.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 18th day of March, 2026.

Lori D. Halloran
LORI D. HALLORAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tricia Ball, a Notary Public of the State and County aforesaid, personally appeared **LORI D. HALLORAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville TN, ~~TN~~, this 18th day of March, 2026.

Tricia Ball
Notary Public

My Commission Expires: 3/6/29

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$1,500,000.00**

Sworn to and subscribed before me this 18th day of March, 2026.

Tricia Ball
Notary Public

My Commission Expires: 3/6/29

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A
LEGAL DESCRIPTION

Tract 1

Land in Davidson County, Tennessee, being Unit No. 102A, together with the appurtenant interest in the common elements of 102 Gilman Avenue Townhomes, a horizontal property regime established by Master Deed of record in Instrument No. 20141113-0105018 and amended in Instrument No. 20180117-0004918 and Instrument No. 20180620-0059285, Register's Office for Davidson County, Tennessee, said Unit being depicted on the 102 Gilman Avenue Townhomes attached as Exhibit "B" to the aforementioned Master Deed.

Being a portion of the same property conveyed to JAMES M. HALLORAN, by deed from MATILDA SHAW AND LINDA PUMP, THE HEIRS AT LAW OF MAE L. MARLIN COX, DECEASED AND CONNIE N. HART, AS EXECUTRIX OF THE ESTATE OF MAE L. MARLIN COX, DECEASED, of record in Book 10123, page 384, dated July 15,1996, said Register's Office.

JAMES MICHAEL HALLORAN further conveyed a portion to LORI D. HALLORAN, by quitclaim deed of record in Instrument No. 20081023-0106181, dated October 22, 2008, said Register's Office.

Tract 2

Land in Davidson County, Tennessee, being Unit "A", on the Horizontal Property Regime for the 104 Gilman Avenue Townhomes, as established in the Declaration and Master Deed of record in Instrument No. 20141113-0105019 and amended in Instrument No. 20180117-0004918 and Instrument No. 20180620-0059285, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to OVA LOUISE RAMSEY, by deed from BECKY MACDAVIS, UNMARRIED, of record in Book 6649, page 836, dated August 30, 1985, said Register's Office.

Being further conveyed to JAMES MICHAEL HALLORAN, AN UNMARRIED PERSON, by quitclaim deed from OVA LOUISE RAMSEY, AN UNMARRIED PERSON, of record in Book 7381, page 617, dated October 15, 1987, said Register's Office.

JAMES MICHAEL HALLORAN further conveyed a portion to LORI D. HALLORAN, by quitclaim deed of record in Instrument No. 20081023-0106181, dated October 22, 2008, said Register's Office.

This is improved property known as: 102 and 104 Gilman Avenue, Nashville, TN 37205.

Tennessee Certification of Electronic Document

I, Paul Soper, 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 3/18/26 (date of document).

Affiant Signature

3/19/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3/6/29

NOTARY'S SEAL

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.