Karen Johnson Davidson County
Batch# 1452083 DEEDWARR
07/28/2026 10:38:30 AM 4 pgs
Fees: $23.00 Taxes: $148.00
20260728-0068479

Name and Address of New Owner:
Heather Perry
4837 Clarksville Hwy
Nashville, Tennessee 37189

Send Tax Bills To:
Heather Perry
4837 Clarksville Hwy
Nashville, Tennessee 37189

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 048 00 0 274.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Alfonso Meraz, married** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Heather Perry,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being a parcel of land situated in the 1st Council District of Davidson County Tennessee, said parcel being recorded in Instrument No. 20180815-0080853, in the Register of Deeds Office for Davidson County Tennessee (R.O.D.C.T.), said parcel is a portion of Lot No. 2 of Florence Hereford Subdivision as shown in Plat Book 8200, Page 408, said parcel being generally located west of Buena Vista Pike, east of Lloyd Road, north of and partially adjacent to Dry Fork Road, south of and adjacent to Clarksville Pike, (41-A), (a 70-foot R.O.W.), said parcel being more particularly described as follows;

BEGINNING at a ½' iron rebar found in the south right of way of said Clarksville Pike, said rebar being the northeast corner of the Dexter O. Adams Property, (Inst. No. 20100212-0011025, R.O.D.C.T.), said rebar also being the northwest corner of said herein tract described; Thence leaving said Adams Property and with south right of way of said Clarksville Pike, South 51°25'59" East, 1080.04 feet to a 5/8" iron rebar set with TTL cap; Thence leaving said Clarksville Pike and on a curve to the right having a radius of 25.00 feet, a delta of 90°00'03", an arc length of 39.27, a chord bearing of South 06°25'57" East, for a chord distance of 35.36 feet to a 5/8" iron rebar set with TTL cap in the north right of way of Dry Fork Road; Thence with right of way of said Dry Fork Road and on a curve to the right having a radius of 90.65 feet, a delta of 58°39'42", an arc length of 92.81, a chord bearing of South 77°57'41" West, for a chord distance of 88.81 feet to a 5/8" iron rebar set with TTL cap in the north right of way of Dry Fork Road; Thence continuing with said Dry Fork Road, North 71°02'24" West, 60.14 feet to a 5/8'

iron rebar set with TTL cap in the north right of way of Dry Fork Road; Thence continuing with said Dry Fork Road, North 18°52'41" East, 20.00 feet to a 5/8" iron rebar set with TTL cap in the north right of way of Dry Fork Road; Thence continuing with said Dry Fork Road, North 71°07'16" West, 52.70 feet to a point in creek; Thence leaving said Dry Fork Road and with said creek and along the northerly property lines of the following property owners respectively, Charles L. Mays Etux, Deed Book 5499, Page 927, (R.O.D.C.T.), Robert Alan Pasinger Etux, Deed Book 8682, Page 612, (R.O.D.C.T.), David Pegram, Inst. No. 20190521-0047697, (R.O.D.C.T.), Mary Gaston, Inst. No. 20171109-0115492, (R.O.D.C.T.), and Carrie Belle and Christopher Elkton Reeves, Inst. No. 20150924-0097016, (R.O.D.C.T.), for the next (9) nine calls to points in creek: North 22°24'12" West, 9.42 feet to a point; North 36°25'07" West, 39.23 feet to a point; North 55°40'42" West, 17.94 feet to a point; North 60°12'24" West, 201.63 feet to a point; North 52°53'16" West, 138.56 feet to a point; North 35°07'13" West, 133.13 feet to a point; North 41°18'11" West, 15.59 feet to a point; North 52°24'54" West, 111.19 feet to a point; North 68°58'39" West, 252.64 feet to a point; Thence leaving said creek and with northerly line of said Carrie Belle and Christopher Elton Reeves, South 88°56'18" West, 49.60 feet to a 5/8" iron rebar set with TTL cap in the north right of way of said Dry Fork Road, said rebar being the southeast corner of said Dexter O. Adams Property, said rebar also being the southwest corner of herein tract described; Thence leaving said Dry Fork Road and with the east line of said Dexter O. Adams Property and the west line of said herein tract described, North 38°26'26" East, 203.17 feet to the point of beginning and containing 129,331.35 Square Feet or 2.96 Acres more or less.

Being the same property conveyed to ALFONSO MERAZ, married, by Warranty Deed from VINAY DASWANI, married, of record in Instrument No. 20200701-0071324, in the Register's Office for Davidson County, Tennessee, dated June 30, 2020, and recorded on July 1, 2020.

Being the same property conveyed to VINAY DASWANI, by Quitclaim Deed from JAMES M. SULLIVAN and PAUL DOUGLAS SULLIVAN, of record in Instrument No. 20200701-0071323, in the Register's Office for Davidson County, Tennessee, dated June 9, 2020, and recorded on July 1, 2020.

Being the same property conveyed to VINAY DASWANI, by Final Decree Confirming Sale Deed from CLERK AND MASTER, of record in Instrument No. 20180815-0080853, in the Register's Office for Davidson County, Tennessee, dated July 20, 2018, and recorded on August 15, 2018.

Being part of the same property conveyed to JAMES M. SULLIVAN and PAUL DOUGLAS SULLIVAN by deed from ROANLD K. NEVIN, Administrator for the Estate of ISIAH HEREFORD, of record in Book 11095, Page 444, Register's Office for Davidson County, Tennessee, dated August 17, 1998, and recorded on September 02, 1998.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of July, 2026.

_____(SEAL)
Alfonso Medina Meraz

_____(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of July, 2026, before me personally appeared Alfonso Medina Meraz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of July, 2026.

DWAYNE L. BOLL, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires:

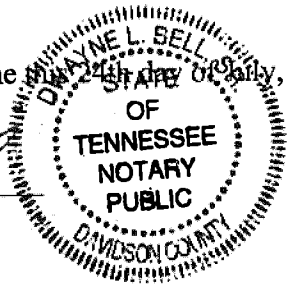
AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $40,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24th day of July, 2026.



Notary Signature
My commission expires:

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 July 24, 2026.

July 27, 2026

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
611 WOODLAND STREET
NASHVILLE, TN 37206
(615) 274-8698



State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 27 day of July, 2026.

Notary Public:

My Commission Expires: 11-18-2029