Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

Karen Johnson
Batch # 1463048
08/25/2026 09:58:24 AM
Fees: $13.00 Taxes: $2,179.30

Davidson County
DEEDWARR
2 pgs

20260825-0078567

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 589,000.00.

Affiant

Subscribed and Sworn before me this 24th day of August, 2026.

Notary Public
My commission expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
James C. Perkinson, Trustee of The Perk's Trust 228 Harbor Drive Hendersonville, TN 37075	New Owner	098-06-0B-092.00-CO

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, **John Everett Waller and Carmella Waller, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James C. Perkinson, Trustee of The Perk's Trust dated February 23, 2022 and any amendments thereto,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING Unit A of Lot 77D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A. of record in instrument 20051122-0141076 and as shown on the plat of record in instrument 200511C4-0133897 and see Surveyor's Certificate of Connection of record in instrument 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John E. Waller and Carmella Waller, husband and wife, by Warranty Deed from Rodney E. King and wife, Regina J. King dated December 30, 2020 and recorded January 4, 2021 as Instrument #20210104-0000479 in the Register's Office of Davidson County, Tennessee.

John E. Waller and John Everett Waller being one in the same person.

This is [✓] improved [ ] unimproved property known as 1010 Larkwood Drive, Unit A of Lot 77D, Nashville, TN 37076 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

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 effective as of the 24th day of August , 2026.

John Everett Waller

Carmella Waller

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 24 day of August, 2026, before me personally appeared John Everett Waller and Carmella Waller, 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 24 day of August, 2026.

Notary Signature
My commission expires: 1/22/30

ANGELA LYLES
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
01/22/2030
COUNTY OF RUTHERFORD