Warranty Deed

Karen Johnson Davidson County Batch# 255262 DEEDWARR 07/11/2019 11:39:30 AM 3 pgs Fees: $18.00 Taxes: $980.50 20190711-0067680	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $265,000.00. Affiant Subscribed and sworn to before me, this the 8th day of July, 2019. Notary Public My commission expires: 5/30/21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

ELIZABETH PASCHALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Wilco Capital Investments, LLC	New Owner	061-04-0-046.00
~~4912 Ruskin Avenue~~	4921 Bethesda Duplex Rd	
~~Nashville, TN 37216~~	College Grove, TN	37046

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **JACKIE L. PERKINS, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILCO CAPITAL INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 The Northerly Part of Lot No. 8 and the Southerly 1/2 of the Former Right-of-way of Ruskin Avenue (as closed by Metro Ordinance 74-1176) Adjoining Said Lot No. 8 on the Map of MC. McGaughey's First Haysboro Subdivision, as of Record in Book 843, Page 23, Register's Office for Davidson County,Tennessee.

Said Lot Fronts 72 Feet, More or less, on the Easterly Margin of Ruskin Avenue, Formerly Marina Avenue, and Extending Back 200 Feet on the Southerly line and 223.2 Feet on the Northerly Line to a Dead line in the Rear Measuring 170.5 Feet Thereon.

Being the same property conveyed to Donald G. Perkins and wife, Jackie L. Perkins by Warranty deed from Sonja M. Hood, formerly Sonja M. Hudson and husband, James P. Hood, Sr. of record in Book 9841, page 416, Register's Office for Davidson County, Tennessee, dated October 17, 1995 and recorded on October 30, 1995.

Being the same property conveyed to Jackie L. Perkins by Quitclaim deed from Donald G. Perkins of record in Instrument No. 20060727-0090783 Register's Office for Davidson County, Tennessee, dated July 21, 2006 and recorded on July 27, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4912 Ruskin Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of July, 2019.

Jackie Perkins

Jackie Perkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jackie Perkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of July, 2019.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Elizabeth Paschall, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Paschall

Notary's Signature

My Commission Expires: 05/30/2021

Notary' Seal (if on paper)

