This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 373693 **DEEDWARR**
03/17/2020 12:21:42 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20200317-0029510

State of Tennessee
County of Davidson

The actual ~~consideration~~ or value, whichever is greater for this transfer is: $250,000

Affiant Signature

Subscribed and sworn to before me on this the 12 day of March, 2020.

Notary Public

My Commission expires 5/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Perkins Management LLC
992 Lawrence Avenue
Nashville, TN 37206

SEND TAX BILLS TO:
Perkins Management LLC
992 Lawrence Avenue
Nashville, TN 37206

MAP AND PARCEL NUMBER: Tax ID #: 09211003400

WARRANTY DEED

20NT00306

Effective the 12 day of March, 2020.and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Tyrone Hoard, Gladys Lawrence, Larry Hoard and Jerome Hoard, as the only heirs and next of kin of Gertrude Hoard, deceased

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Perkins Management LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot No. Twenty-Two (22) in W.B. Cooper's addition to Nashville as of record in Book 57, Page 39, of the Register's Office for Davidson County, Tennessee.

Said Lot No. Twenty-Two (22) fronts fifty (50) feet on the southerly side of Jo Johnston Avenue, formerly Line Street, and runs back southerly and between parallel lines 179 feet to an alley.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Norman D. Rollins, Trustee, by Quitclaim Deed from Gertrude Hoard, dated 11/15/1993 and recorded 11/17/1993 in Book 9155, page 529, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Gertrude Hoard, Tyrone Hoard, Gladys Lawrence, Larry Hoard and Jerome Hoard, as tenants in common, by Quitclaim Deed from Norman D. Rollins, Trustee, dated 11/15/1993 and recorded 11/17/1993 in Book 9155, page 529, Register's Office for Davidson County, Tennessee. Gertrude Hoard died 06/30/2016, leaving Tyrone Hoard, Gladys Lawrence, Larry Hoard & Jerome Hoard as her heirs-

at-law, as evidenced by the affidavits of heirship recorded as instrument numbers 20200317-0029508 and 20200317-0029509, Register's Office for Davidson, County, TN.

This is an improved property commonly known as 611 21st Ave N, Nashville, TN 37203

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 12 day of March, 2020.

Jerome Hoard

Tyrone Hoard

Gladys Lawrence

Larry Hoard

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Tyrone Hoard and Gladys Lawrence and Jerome Hoard,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 12 day of March, 2020.

Notary Public

My commission expires: 5/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Larry Hoard,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 12 day of March, 2020.

Notary Public

My commission expires: 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY