Karen Johnson Davidson County
Batch# 524674 DEEDWARR
12/04/2020 11:00:55 AM 2 pgs
Fees: $13.00 Taxes: $2,275.50
20201204-0141105

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-24
(AFFIX SEAL)

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0257-20

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ryan Holmgren	Ryan Holmgren	118 01 0 384.00
(NAME) 2410 9th Avenue South	(NAME) 2410 9th Avenue South	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Fifteen Thousand And No/100 Dollars ($615,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **9TH AVE S. DEVELOPMENT, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN HOLMGREN,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 13 on the Plan of Plat of Edgar C. Allen Subdivision of Lot No. 7 W. W. Henry's Tract of record in Plat Book 974, Page 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas R. Fletcher and wife, Carmen R. Fletcher by Warranty deed from Brent K. Little, unmarried of record in Book 10509, page 639, Register's Office for Davidson County, Tennessee, dated June 26, 1997 and recorded on June 30, 1997.

Being the same property conveyed to Perkins Management LLC, a Tennessee limited liability company by Warranty deed from Thomas R. Fletcher and Carmen R. Fletcher, husband and wife of record in Instrument No. 20200409-0037319 Register's Office for Davidson County, Tennessee, dated April 06, 2020 and recorded on April 09, 2020.

Being the same property conveyed to 9th Ave S Development LLC, a Tennessee limited liability company by Quitclaim deed from Perkins Management LLC, a Tennessee limited liability company of record in Instrument No. 20200806-0087596 Register's Office for Davidson County, Tennessee, dated August 04, 2020 and recorded on August 06, 2020.

This is:

unimproved ☐

improved ☒ property, known as 2410 9th Avenue South, Nashville, TN 37204

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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 25th day of November, 2020.

9th Ave S. Development, LLC

BY: _____
Brian Perkins
Member

BY: _____
Lauren Perkins
Member

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Brian Perkins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Member of 9th Ave S. Development, LLC, the within named bargainor, a corporation, and that such Member as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC as Brian Perkins.

Witness my hand, at office, this 25th day of November, 2020.

_____
Notary Public
My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Lauren Perkins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Member of 9th Ave S. Development, LLC, the within named bargainor, a corporation, and that such Member as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC as Lauren Perkins.

Witness my hand, at office, this 25th day of November, 2020.

_____
Notary Public
My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY