Karen Johnson Davidson County
Batch# 581121 DEEDWARR
03/02/2021 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20210302-0026022

#36054

20211052R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $525,000.00. Affiant Subscribed and sworn to before me, this the 24th day of February, 2021. Notary Public My commission expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Ethan Link and Sanjana Ballal-Link	Pinnacle Bank 150 3rd Ave. S	**061-04-0-046.00**
4912 Ruskin Avenue	STE 1000	
Nashville, TN 37216	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Wilco Capital Investments, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ethan Link and Sanjana Ballal-Link, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, 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.

Being the same property conveyed to Wilco Capital Investments, LLC, a Tennessee limited liability company by Warranty deed from Jackie L. Perkins, a single woman of record in Instrument No. 20190711-0067680 Register's Office for Davidson County, Tennessee, dated July 08, 2019 and recorded on July 11, 2019.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_x_) unimproved (___) property known as 4912 Ruskin Avenue, Nashville, TN 37216.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 MY/OUR HANDS EFFECTIVE AS OF 24th day of February, 2021:

Wilco Capital Investments, LLC, a Tennessee limited liability ompany

By: Nancy Cleppe
Nancy Cleppe, Member

By: Tom Cleppe
Tom Cleppe, Member

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ENTITY GRANTOR ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Nancy Cleppe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Member of Wilco Capital Investments, LLC, a Tennessee limited liability company, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 24th day of February, 2021.

My Commission Expires: 5/23/22

Notary Public

MELISSA CHISUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ENTITY GRANTOR ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Tom Cleppe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Member of Wilco Capital Investments, LLC, a Tennessee limited liability company, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 24th day of February, 2021.

My Commission Expires: 5/23/22

Notary Public

MELISSA CHISUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

