WARRANTY DEED

Karen Johnson Davidson County
Batch# 620005 DEEDWARR
04/21/2021 10:20:42 AM 2 pgs
Fees: $13.00 Taxes: $455.10

20210421-0053217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2021

Notary Public

MY COMMISSION EXPIRES: 1-3-22
(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.: NAS0429-21

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kirk McConnell, unmarried	Kirk McConnell, unmarried	072-16-3N-002.00CO
(NAME) 1605B Tammany Drive	(NAME) 1605B Tammany Drive	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Twenty-Three Thousand And No/100 Dollars ($123,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PERKINS MANAGEMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIRK MCCONNELL, UNMARRIED,** 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1605 Tammany Drive, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210318-0035833 and being shown on Plat attached thereto as Exhibit "A", 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 a portion of the same property conveyed to Stephen Aaron Rutledge by Warranty deed from Valerie Chenault, unmarried of record in Instrument No. 20150402-0028685 Register's Office for Davidson County, Tennessee, dated March 25, 2015 and recorded on April 02, 2015.

Being a portion of the same property conveyed to Perkins Management LLC, a Tennessee limited liability company by Warranty deed from Stephen Aaron Rutledge of record in Instrument No. 20201222-0152103 Register's Office for Davidson County, Tennessee, dated December 15, 2020 and recorded on December 22, 2020.

This is:

unimproved ☐

improved ☒ property, known as 1605B Tammany Drive, Nashville, TN 37206

(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 20th day of April, 2021.

Perkins Management LLC, a Tennessee limited liability company

BY: _____

Lauren Perkins
Member

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 the Authorized Member of Perkins Management, LLC, the within named bargainor, a limited liability company, and that such Authorized Member as such, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Lauren Perkins.

Witness my hand at office, this 20th day of April, 2021.

_____

Notary Public

My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY