**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**1620 Westgate Circle, Ste 150**
**Brentwood, TN 37027**

**CRT File No. 210434722**

Karen Johnson Davidson County
Batch# 629209 **DEEDWARR**
05/05/2021 11:32:40 AM 2 pgs
Fees: $13.00 Taxes: $506.90

20210505-0060231

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $137,000.00.

M. Alexis Morrell
Affiant

Subscribed and sworn to before me, this 30th day of April, 2021.

Notary Public
My Commission Expires: _____

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Perkins Management LLC<br>221 Valeria Street<br>Nashville TN 37210 | New Owner | Tax Parcel ID No.<br>119 01 0 464.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Satish Voona and Gayatri Voona, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Perkins Management LLC, a Tennessee Limited Liability Company**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being the northerly part of the westerly 50 feet of Lot 36, on the Map of Overhill City and W. H. Fox's Subdivision, a part of Cumberland Nurseries of record in Book 332, page 21 and further described as follows:

Said part of Lot No. 36 fronts 50 feet on the southerly side of Valeria Street and runs back between parallel lines, with the easterly margin of Burbank Avenue 75 feet, more or less, to the northerly line of the property conveyed to John Keylar in Book 1645, page 566, said Register's Office.

Being the same property conveyed to Satish Voona and Gayatri Voona, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20200824-0095358, in the Register's Office for Davidson County, Tennessee, dated August 21, 2020 and recorded on August 24, 2020.

And being the same property conveyed to Music City Holdings, LLC, by Warranty Deed from Mike Rutledge and Sharon Rutledge, of record in Instrument No. 20200824-0095048, in the Register's Office for Davidson County, Tennessee, dated August 21, 2020 and recorded on August 24, 2020.

And being part of the same property conveyed to Mike Rutledge and wife, Sharon Rutledge, by Warranty Deed from Tony Boyd, Administrator of the Estate of Joyce Evelene Rucker, of record in Instrument No. 20060417-0043495, in the Register's Office for Davidson County, Tennessee, dated April 13, 2006 and recorded on April 17, 2006.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 410, Page 634.

This is improved property located at 221 Valeria Street Nashville TN 37210

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 30th day of April, 2021.

Satish Voona

Gayatri Voona

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Satish Voona and Gayatri Voona, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2021.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires
December 8, 2024