Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-3520

Karen Johnson Davidson County
Batch# 644191 DEEDWARR
05/26/2021 10:04:41 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20210526-0071222

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of May, 2021

Notary Public

Commission Expires: 8/6/24

JESSICA EPLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

Address of New Owner	Send Tax Bills To:	Map & Parcel
Perkins Management LLC 3300 Lealand Lane Nashville, TN 37204	NEW OWNER	082-11-0-065.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Brandon Adams, Trustee of The 245 Foster St Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Perkins Management LLC, a Tennessee Limited Liability Company

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:

Parcel 1:
Land in Davidson County, Tennessee, being the southerly 100 feet of Lot No. 20 and the westerly 20 feet of the southerly 100 feet of Lot No. 21 on the map of Bryan's Addition to Edgefield, now East Nashville, as of record in Book 21, page 663, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 20 and 21 front together 70 feet on the northerly side of Foster Street and run back between parallel lines 100 feet to a dead line.

Parcel 2:
Land in Davidson County, Tennessee, being the southeasterly part of Lot No. 21 on the map of Bryan's Addition to Edgefield, now East Nashville, as of record in Book 21, page 63, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 21, fronts 30 feet on the northerly margin of North Third Street, formerly Stewart Street, 100 feet to a dead line.

Parcel 3:
Land in Nashville, Davidson County, Tennessee, being Lot No. 19 on the Plan of Bryan's Addition to Edgefield, of record in Book 21, page 63, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Said Lot No. 19 fronts 50 feet on the northerly margin of Foster Street and extends back between parallel lines, 165 feet to an alley, more or less.

Being the same property conveyed to Tennessee District Council Assembles of God, Inc by Warranty Deed from Quinoue Investors, Inc of record in Book 9904, Page 120, Register's Office for Davidson County, Tennessee, dated December 29, 1995 and recorded on December 29, 1995. (Value or consideration shown in aforementioned deed $3,000.00.)

Being the same property conveyed to Clarence A. L. Marcellus by QuitClaim Deed from Tennessee District Council Assemblies of God, Inc., by Gene Jackson, President of record in Book 11753, Page 928, Register's Office for Davidson County, Tennessee, dated November 18, 1999 and recorded on

November 23, 1999. (Value or consideration shown in aforementioned deed $7,500.00.)

Being the same property conveyed to Clarence A.L. Marcellus and wife, Johnetta Marcellus as tenants by the entirety by QuitClaim Deed from Clarence A. L. Marcellus of record in Instrument No. 20000324-0030011 Register's Office for Davidson County, Tennessee, dated March 25, 2000 and recorded on March 24, 2000. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Trustees of The Church at Settle Court by Quitclaim Deed from Clarence A. L. Marcellus and wife, Johnetta Marcellus of record in Instrument No. 20001018-0103453 Register's Office for Davidson County, Tennessee, dated September 29, 2000 and recorded on October 18, 2000. (Value of consideration shown in aforementioned deed $0.)

Being the same property conveyed to The Church at Settle Court, a Tennessee Non Profit Corporation by QuitClaim Deed from Trustees of The Church at Settle Court of record in Instrument No. 20210413-0048939 Register's Office for Davidson County, Tennessee, dated April 04, 2021 and recorded on April 13, 2021. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Brandon Adams, Trustee of The 245 Foster St Trust by Warranty deed from The Church at Settle Court, a Tennessee Non Profit Organization of record in Instrument No. 20210420-0052978 Register's Office for Davidson County, Tennessee, dated April 16, 2021 and recorded on April 20, 2021. (Value of consideration shown in aforementioned deed $240,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **245 Foster Street, Nashville, TN 37207.**

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 so 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.

Dated this the 25th day of May, 2021.

The 245 Foster St Trust

By: _____
Brandon Adams, Trustee

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Brandon Adams, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of The 245 Foster St Trust the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 25th day of May, 2021.

_____
Notary Public
My Commission Expires: 8/6/23

(Notary Seal)

JESSICA EP
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM CO
My Commission Expires