WARRANTY DEED

Karen Johnson Davidson County
Batch# 646721 **DEEDWARR**
06/01/2021 10:20:25 AM 2 pgs
Fees: $13.00 Taxes: $1,368.63

20210601-0072865

O-SB-PM-21-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-23
(AFFIX SEAL)

BENTON SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Perkins Management, LLC	New Owner	
(NAME)	(NAME)	**082-02-0-018.00**
0 Dickerson Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **BEKHZODKHO SHUKRATOVI DUSMUKHAMEDOV,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PERKINS MANAGEMENT, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain lot or parcel of land in Davidson County, Tennessee, being Lot No. 10 on the Plan of the Resubdivision of the property of the Mary R. Brown heirs, described according to a survey dated March 15, 1995, by Ray G. Cole, Registered Land Surveyor, License No. 924 (Job No, 95-1387), as follows:

Beginning at an iron pin in the Westerly margin of Dickerson Pike (said point marking the Southeast corner of the intersection of Huff Avenue (abandoned) and Dickerson Pike); thence with said margin of said Pike, South 14 degrees 13 minutes 30 seconds West 50.00 feet to an iron pin; thence North 76 degrees 23 minutes 34 seconds West 131.05 feet to an iron pin; thence North 15 degrees 58 minutes 19 seconds East 50.00 feet to an iron pin; thence South 74 degrees 45 minutes 15 seconds East 129.53 feet to an iron pin marking the point of beginning and containing 6,513 square feet, more or less.

Being the same property conveyed to Dusmukhamedov Bekhzodkho Shukratov by Deed from JR Properties Management, LLC, of record in Instrument No. 20180501-0041165 Register's Office for Davidson County, Tennessee, dated April 27, 2018 and recorded on May 01, 2018.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 314, Page 504 and 541, Register's Office for Davidson County, Tennessee.
- Subject to those matters according to a survey dated March 15, 1995, by Ray G. Cole, Registered Land Surveyor, License No. 924 (Job No, 95-1387).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **0 Dickerson Pike, Nashville, Tennessee 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 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 hand(s) this the 27 DAY OF MAY, 2021.

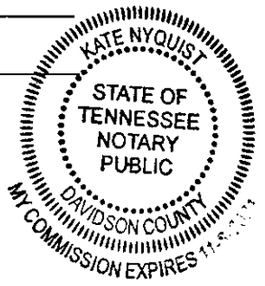
Bekhzodkho Shukratovi Dusmukhamedov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEKHZODKHO SHUKRATOVI DUSMUKHAMEDOV, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212