Karen Johnson Davidson County
Batch# 746234 **DEEDWARR**
10/28/2021 02:55:10 PM 2 pgs
Fees: $13.00 Taxes: $2,980.23
20211028-0145104

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $805,467.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/3/23 (AFFIX SEAL)

W. DILLON WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0494-21

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joseph Legrand and Susan Legrand, husband and wife	Joseph Legrand and Susan Legrand, husband and wife	082-03-0-311.00
(NAME) 1015 Pennock Ave	(NAME) 1015 Pennock Ave	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Five Thousand Four Hundred Sixty-Seven And No/100 Dollars ($805,467.00), 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 **JOSEPH LEGRAND AND SUSAN LEGRAND, HUSBAND AND WIFE,** 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 the Northerly 45 feet of Lot No. 22 and the Southerly 10 feet of Lot No. 21 on the map of Geo. W. Stainbeck's Corrected plan of lots of the Lucy H. Lindsley Tract, as of record in Book 161, page 141, Register's Office for said County, said parts of lots adjoin and front 55 feet on the easterly side of Pennock Street, and run back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Perkins Management, LLC, a Tennessee limited liability company by Warranty deed from Rebuilt Realty LLC, a Tennessee limited liability company of record in Instrument No. 20200819-0093504 Register's Office for Davidson County, Tennessee, dated July 17, 2020 and recorded on August 19, 2020.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
[illegible] TN 37212
Y-SB-CDE-21-1015

This is:

unimproved ☐

improved ☒ property, known as 1015 Pennock Ave, Nashville, TN 37207

(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 22nd day of October, 2021.

Perkins Management, LLC, a Tennessee limited liability company

BY: _____

Brian Perkins, Member

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Brian 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 an authorized member of Perkins Management, LLC, the within named bargainor, a limited liability company, and that such member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Brian Perkins.

Witness my hand, at office, this 22nd day of October, 2021.

_____

Notary Public

My Commission Expires: 7/3/23

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023