Karen Johnson Davidson County
Batch# 755113 **DEEDWARR**
11/15/2021 02:25:31 PM 2 pgs
Fees: $13.00 Taxes: $573.50
20211115-0151829

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2021.

Katherine Vincent
Notary Public

MY COMMISSION EXPIRES: 3-3-2025
(AFFIX SEAL)

KATHERINE VINCENT NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/03/2025 DAVIDSON COUNTY

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

File No.: NAS0615-21

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Amron Ari, married	Amron Ari, married	119-01-0-464.00
(NAME) 1828 Cottage Grove Way	(NAME) 1828 Cottage Grove Way	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Fifty-Five Thousand And No/100 Dollars ($155,000.00), 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 **AMRON ARI, MARRIED,** 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:

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 No. 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 Perkins Management LLC, a Tennessee Limited Liability Company by Warranty deed from Satish Voona and Gayatri Voona, husband and wife of record in Instrument No. 20210505-0060231 Register's Office for Davidson County, Tennessee, dated April 30, 2021 and recorded on May 05, 2021.

This conveyance is further subject to (1) Plat of record in Book 332, Page 21, said R.O., (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and 6) other matters of public record..

37212
Y-BMR-21-221

This is:

unimproved ☐

improved ☒ property, known as 221 Valeria Street, Nashville, TN 37210

(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 5th day of November, 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 a 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 5th day of November, 2021.

_____

Notary Public

My Commission Expires: 1-3-23

