WARRANTY DEED

Karen Johnson Davidson County
Batch# 770212 DEEDWARR
12/08/2021 10:52:14 AM 2 pgs
Fees: $13.00 Taxes: $2,614.42

20211208-0162744

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $706,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

[redacted]
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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

File No.: NAS0599-21

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nicholas Henry Kerdiles, unmarried	New Owner	092-11-0F-002.00-CO
(NAME)	(NAME)	
611 21st Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Six Thousand Six Hundred And No/100 Dollars ($706,600.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **21ST AVE N. DEVELOPMENT, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS HENRY KERDILES, UNMARRIED,** 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 Unit B on the Plan of 611 21st Avenue North Units, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 611 21st Avenue North Units, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20200721-0079870 and amended in Instrument Number 20201002-0114041, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 21st Ave N. Development, LLC by Quitclaim Deed from Perkins Management, LLC of record in Instrument No. 20200811-0089302 Register's Office for Davidson County, Tennessee, dated July 30, 2020 and recorded on August 11, 2020. (Value or consideration as shown in aforementioned deed $1.00.)

This is:

unimproved ☐

improved ☒ property, known as 613 21st Avenue North, Nashville, TN 37203

(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 29th day of November, 2021.

21st Ave N. Development, LLC

BY: _____

Perkins Management, Member

Brian Perkins,

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 21st Ave N Development, 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 29th day of November, 2021.

_____

Notary Public

My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY