Name and Address of New Owner:
Perkin Management LLC
3300 Lealand Avenue
Nashville, TN 37204

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 131-04-0-123.00

Karen Johnson Davidson County
Batch# 795380 **DEEDWARR**
01/26/2022 10:43:35 AM 2 pgs
Fees: $13.00 Taxes: $2,238.50
20220126-0009370

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tyler W. Wilson and Lauren M. Wilson, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Perkin Management LLC, a Tennessee limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 24 of Block 17 on the Plan of College Park, of record in Book 843, Page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 of Block 17 fronts 60 feet on the Northerly margin of Woodvale Drive and extends back 143 feet on the Easterly line and 136 feet 2 inches on the Westerly line to a dead line in the rear, measuring 61 feet thereon.

Being the same property conveyed to Tyler W. Wilson and Lauren M. Wilson, husband and wife, by Warranty Deed from Genevieve F. Simons, unmarried, of record in Instrument No. 20130122-0006956, Register's Office for Davidson County, Tennessee, dated January 18, 2013 and recorded on January 22, 2013. (Value of consideration shown in aforementioned deed $266,125.00.)

Being also known as 1122 Woodvale Drive, Nashville, Tennessee 37204.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of January, 2022.

_____(SEAL)
Tyler W. Wilson

_____(SEAL)
Lauren M. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tyler W. Wilson and Lauren M. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of January, 2022.

Becky Elizabeth Burch
Notary Public
My commission expires: 11-19-23

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $605,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
24th day of January, 2022.

_____
Notary Public
My commission expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. ST-21-355