# WARRANTY DEED

Karen Johnson Davidson County
Batch# 817320 DEEDWARR
03/08/2022 12:26:45 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20220308-0026420

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/26/25
(AFFIX SEAL)

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

File No.: NAS0696-22

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Jeremy Snow and Stephanie Snow, husband and wife | Jeremy Snow and Stephanie Snow, husband and wife | 082-11-0-065.00 |
| (NAME) 724 Joseph Ave | (NAME) 724 Joseph Ave | |
| (ADDRESS) Nashville, TN 37207 | (ADDRESS) Nashville, TN 37207 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Forty-Nine Thousand Nine Hundred Ninety-Nine And No/100 Dollars ($649,999.00), 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,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEREMY SNOW AND STEPHANIE SNOW, 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:

Certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as Follows, To-Wit:

Parcel 1:
Land in Davidson County, Tennessee, being the Southerly 100 feet of Lot No. 20 and the Westerly 20 feet of the Southerly 100 feet of Lot No 21 on the map of Bryan's Addition to Edgefield, now East Nashville, as of record in Book 21, Page 63, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 20 and 21 front together 70 feet on the Northerly side of Foster Street and run back between parallel lines 100 feet to a dead line.

Parcel 2:
Land in Davidson County, Tennessee, being the Southeasterly part of Lot No. 21 on the map of Bryan's Addition to Edgefield, now East Nashville as of record in Book 21, Page 63, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 21, fronts 30 feet on the Northerly margin of North Third Street, formerly Stewart Street, 100 feet to a dead line.

Parcel 3:
Land in Nashville, Davidson County, Tennessee, being Lot No. 19 on the Plan of Bryan's Addition to Edgefield, of record in Book 21, Page 63, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Said Lot No. 19 fronts 50 feet on the Northerly margin of Foster Street and extends back between parallel lines, 165 feet to an alley, more or less.

Being the same property conveyed to Perkins Management LLC, a Tennessee limited liability company by Warranty Deed from Brandon Adams, Trustee of The 245 Foster St Trust of record in Instrument No. 20210526-0071222 Register's Office for Davidson County, Tennessee, dated May 25, 2021 and recorded on May 26, 2021.

This is:
unimproved ☐
improved ☒ property, known as 245 Foster St, 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 4th day of March, 2022.

Perkins Management LLC

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 4th day of March, 2022.

_____
Notary Public

My Commission Expires: 1-7-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY