Karen Johnson Davidson County
Batch# 830707 DEEDWARR
03/29/2022 02:55:30 PM 4 pgs
Fees: $23.00 Taxes: $14,615.00
20220329-0036409

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2022-01-155
Parcel ID: 132 06 0 049.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Evan Bell, Trustee of Cooper Square Family Trust U/A dated October 29, 2018 380 Lexington Ave Floor 31 New York, NY 10168	Same as New Owner	Map/Parcel 132 06 0 049.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jonathan B. Perlin, Trustee of the Jonathan B. Perlin Revocable Living Trust Agreement dated May 27, 2010** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Evan Bell, Trustee of Cooper Square Family Trust U/A dated October 29, 2018,** ("Grantee") all of their right, title and interest in and to that certain real property known as 834 North Curtiswood Lane, Nashville, TN 37204 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

A Tract of land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being a part of the original John Thompson Tract of land and part of Lot Nos. 3 and 4, and part of the Dower Tract on the Plan of the Mullen Lands, as of record at Minute Book I, Page 103, Chancery Court at Nashville, and also shown as land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of the Don R. & Jane D. Martin Property, City of Oak Hill of record in Plat Book 6900, Page 425, described according to a survey made June 12, 1987, by Dale and Associates, Inc., surveyors, as follows:

Beginning at a stake in the Easterly margin of Glen Leven Drive and on the Northeasterly corner of Glen Leven Drive and Curtiswood Lane; thence North 37° 59' 26" East 131.99 feet to a point; thence around a curve to the left having a central angle of 4° 8' 24", a radius of 954.93 feet, a length of 69 feet, a chord which bears North 35° 55' 14" East 68.98 feet to a point; thence, South 88° 29' 26" East 416.86 feet along the Southerly line of the Jacobson property to a point, thence, South 34° 58' 42" West 386.95 feet to a point in the Northerly margin of Curtiswood Lane, thence, around a curve to the left having a central angle of 12° 42" 47", a radius of 158.06 feet, a length of 35.07 feet, a chord which bears North 61° 22' 41" West 35 feet to a point; thence, North 67° 44' 05" West 297.86 feet to a point; thence, around a curve to the right having a central angle of 105° 43' 24", a radius of 25 feet, a length of 46.13 feet, a chord which bears North 41° 52' 19" West 39.86 feet to the point of beginning, containing 2.47 acres, more or less.

Being the same property conveyed to Jonathan B. Perlin, Trustee, Jonathan B. Perlin Revocable Living Trust Agreement dated May 27, 2010, by Quitclaim Deed from Jonathan B. Perlin and spouse, Donna J. Perlin, of record in Instrument No. 20100728-

0059199, in the Register's Office of Davidson County, Tennessee, dated July 20, 2010 and recorded on July 28, 2010.

Being the same property conveyed to Jonathan B. Perlin and spouse, Donna J. Perlin, by Warranty Deed from Joyce F. Houser, married, of record in Instrument No. 20061030-0134409, in the Register's Office of Davidson County, Tennessee, dated October 26, 2006 and recorded on October 30, 2006.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 19th day of March, 2022.

Jonathan B. Perlin, Trustee of the Jonathan B. Perlin Revocable Living Trust Agreement dated May 27th, 2010

Jonathan B. Perlin, Trustee of the Jonathan B. Perlin Revocable Living Trust Agreement dated May 27th, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of March, 2022, before me personally appeared Jonathan B. Perlin, Trustee,, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of March, 2022.

Notary Signature
My commission expires: 3/1/25

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

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 pursuant to 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 $3,950,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Claire H. Jenkins
AFFIANT

Sworn to and subscribed before me this 21st day of March, 2022.

Alice J. Stewart
Notary Public
My commission expires: 7/26/25



TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 3/21/22.

George E. Mudter, Jr.
Dated 3/21/22

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 3/21/22

My commission expires 10/2/2023

