Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-TAG-22-944

Karen Johnson Davidson County
Batch# 842235 DEEDWARR
04/19/2022 03:03:15 PM 2 pgs
Fees: $13.00 Taxes: $2,007.25
20220419-0045194

Prepared By ~~& Return To:~~
Tennessee Title Services
LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-1738

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $542,500.00

Brian Mitchell
Affiant

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of April, 2022

Dawn Martin
Notary Public

Commission Expires: 10/2/23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Paige Pfleger and Logan Demmy 944 West Greenwood Avenue Nashville, TN 37206	NEW OWNERS	083 01 0 051.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Rachel Perkins, unmarried, and Eugene George Perkins, III, married, as tenants in common with right of surviorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Logan Franklin Demmy, an unmarried man, and Paige Southwick Pfleger, an unmarried woman, as tenants in common with rights of surviorship

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:

BEING Lot No. 1 on the Plan of Division of the James C. Sullivan Property of record in Plat Book 6200, Page 304, 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 the same property conveyed by Warranty Deed from Michael G. Hoff, married, to Rachel Perkins, unmarried and Eugene George Perkins, III, married, as tenants in common with right of survivorship, recorded June 28, 2017, as Instrument No. 20170628-0065217 in Davidson County, Tennessee Register of Deeds. Subject property having never being the primary residence of herein grantor and/or their spouses.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 944 West Greenwood Avenue, Nashville, TN 37206.

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 so 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.

Dated this the 13th day of April, 2022.

Rachel Erin Perkins
Rachel Perkins

Eugene George Perkins III by Rachel Erin Perkins his attorney in fact
Eugene George Perkins, III by Rachel Perkins, his Attorney-In-Fact

STATE OF California
COUNTY OF Los Angeles

On this 13th day of April, 2022, before me personally appeared Rachel Perkins 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 13th day of April, 2022.

Notary Signature
My commission expires: 06/23/2023

(Notary Seal)

VERONICA PINEDA
Notary Public - California
Los Angeles County
Commission # 2294569
My Comm. Expires Jun 23, 2023

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned notary public, **Rachel Perkins,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Eugene George Perkins, III** and acknowledged that they executed the same as the free act and deed of the said **Eugene George Perkins, III,** pursuant to the Specific Power of Attorney recorded in Instrument No. 20220419-0045193, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 13th day of April, 2022.

VERONICA PINEDA
Notary Public - California
Los Angeles County
Commission # 2294569
My Comm. Expires Jun 23, 2023

Notary Public
My Commission Expires: 06/23/2023

(Notary Seal)