Karen Johnson Davidson County
Batch# 877937 DEEDWARR
06/27/2022 08:20:30 AM 4 pgs
Fees: $23.00 Taxes: $6,800.60
20220627-0072872

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
22-C-128

WARRANTY DEED

THIS INDENTURE is made and entered into this 8 day of June, 2022 by and between Raymond E. Perryman and wife, Karen F. Perryman, hereinafter referred to as GRANTOR, and The Warehouse Project LLC, a Florida limited liability company, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Part A:

BEGINNING on the northeast corner of the intersection of College Street. now Third Avenue South, and Mallory Street, 136 feet to an alley; thence northwardly with said alley 47 feet, more or less, to a point in the eastern margin of Lots Nos. 28 and 28-1/2 of Isaac Paul's Elysian Grove Plan of Lots, as of record in Plan Book 1, page 134 in the Chancery Court of Davidson County, thence westwardly 135 feet, more or less, to a point in the western margin of said Lots Nos. 28 and 28-1/2, being the eastern margin of College Street, now 3rd Avenue South, thence southwardly with College Street, now 3rd Avenue South 31 feet, more or less, to the beginning.

Part B:

BEING the northerly part of Lot No. 28 and the southerly part of Lot No. 29, on the Plan of Isaac Paul's Elysian Grove, as of record in Plan Book 1, page 134, Chancery Court at Nashville, described as follows:

Beginning on the easterly margin of Third Avenue, South, at J.B. Perry's southwest corner; thence with the easterly margin of said Avenue, South 30 feet, more or less, to Mrs. Mollie White's northwest corner; thence with her north line, easterly 132 feet to the westerly margin of an alley; thence with the westerly margin of said alley northerly 37 feet to said Perry's southeast corner; thence with his southerly line westerly 132 feet, more or less, to the point of beginning, the above description being according to a copy of a survey thereof made May 11, 1934, by Erle Drake, County Surveyor.

Being the same property conveyed to Raymond E. Perryman, by Warranty Deed from Morris Lipschutz, Louis Lipschutz; Michael Lipschutz; Dorothy B. Lipschutz; Bertha Lipschutz, Trustee; Lynn L. Rosenblum, Trustee and Judy L. Stillman, Trustee, dated June 2, 1995, recorded June 8, 1995, of record in Book 9695, page 358, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 1044 3rd Ave. South, Nashville, TN 37210

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Raymond E. Perryman

Karen F. Perryman

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said county and state, Raymond E. Perryman and Karen F. Perryman, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 8 day of June, 2022.

Notary Public

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

My Commission Expires:_____

Name and Address of Property Owner:
The Warehouse Project LLC
675 West Paces Ferry Road Northwest, Unit 10
Atlanta, GA 30327

Send Tax Statements to:
New Owner

M&P 10503006400

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $1,838,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 8th day of June, 2022.

Notary Public

My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 06/22/2022 ____ (date of document).

Affiant Signature

06/22/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 22 day of June, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025