Karen Johnson Davidson County
Batch# 890837 DEEDWARR
07/19/2022 10:57:52 AM 2 pgs
Fees: $13.00 Taxes: $4,810.00
20220719-0082629

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: QTN-8814-2022

WARRANTY DEED

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of July,2022.

Katherine Warren
NOTARY PUBLIC

My commission expires: 3/22/26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Perkins Management LLC 3300 Lealand Avenue Nashville, TN 37204	NEW OWNER	117-04-0-078

FOR AND IN CONSIDERATION of the sum of ONE MILLION THREE HUNDRED THOUSAND AND 00/100 Dollars ($1,300,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CRAIG A. MULLER AND WIFE, JAN E. MULLER**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PERKINS MANAGEMENT LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being the east 50.0 feet of Lot No. 263 and the west 10.0 feet of Lot No. 264 on the Plan of Belmont Heights, of record in Book 421, page 34, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Craig A. Muller and wife, Jan E. Muller, from Hester Phillips Wade, unmarried, by Warranty Deed dated October 2, 1987 and recorded October 5, 1987 in Book 7371, page 799, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ___ improved property, known as: 1703 Sweetbriar Avenue, Nashville, TN 37212

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 13th day of July, 2022

GRANTOR(S)

Craig A. Muller

Jan E. Muller

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Craig A. Muller and Jan E. Muller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13 day of July, 2022.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 3/22/26