Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BSS-22-5113

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18095-DJ

Karen Johnson Davidson County
Batch# 893842 DEEDWARR
07/26/2022 11:06:49 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20220726-0085213

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of July, 2022.

Notary Public
My Commission Expires:

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cierra Perkins 510 Old Hickory Boulevard Apt 711 Nashville, TN 37209	New Owner	161-06-0-242

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ram Meek, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Cierra Perkins, unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 141, Section Two, Huntington Park, according to survey and plat of same appearing of record in Plat Book 4175, page 108, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being a portion of the property conveyed to Ram Meek, LLC, a Tennessee limited liability company by Warranty Deed from John C. Hailey, Sr. and wife, Peggy T. Hailey, dated March 1, 2017, recorded March 6, 2017, of record in Instrument No. 20170306-0021860, Register's Office for Davidson County, Tennessee.

This is improved property located at: **5113 Whitaker Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July, 2022.

GRANTOR:

Ram Meek, ~~LL~~C, a Tennessee limited liability company

By: Ronnie Meek, Member
Ronnie Meek, Member

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ LM Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ronnie Meek, Member the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Member of RAM MEEK, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of July, 2022.

Notary Public
My Commission expires: 1-30-2024

