Karen Johnson Davidson County
Batch# 899100 DEEDWARR
08/04/2022 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $5,735.00
20220804-0088919

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-06-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, ,

File No.: NAS0712-22

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Arthur Thorne and Mallory Thorne	Arthur Thorne and Mallory Thorne	083-05-0-385.00
(NAME) 1406 Eastland Avenue	(NAME) 1406 Eastland Avenue	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Five Hundred Fifty Thousand And No/100 Dollars ($1,550,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PERKINS MANAGEMENT LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arthur Graner Thorne, IV and Mallory Jean Thorne, Husband and wife,** 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:

Land in Davidson County, Tennessee, being part of Lot No. 8 on the map of the subdivision of the C.F. Ordway's Home Place, as of record in book 57, page 88. Register's office for said county, described as follows:

Beginning on the Southerly margin of Eastland avenue, formerly Vaughn Turnpike, 300 feet West of the Westerly margin of the 15th, formerly Bramlett street, said point being the Northwest corner of a part of said lot conveyed to J.F. Dean and wife, By deed from George W. Shields, Jr. and wife, as of record in Book 541, page 210, said register's office: thence, with their West line, Southwardly 170 feet to an alley; thence, with the Northerly margin of said alley, Westwardly 50 feet to another alley: thence, with the Easterly margin of the last mentioned alley. Northwardly 170 feet to Eastland avenue; thence, with the Southerly margin of said avenue, Eastwardly 50 feet to the beginning.

Being the same property conveyed to Perkins Management LLC by Warranty deed from William Howard Freeman, Robert Blair Vansant, SR., and Duane Woodruff Devault, Trustees of The Corinthian Lodge No. 8 Free and Accepted Masons and Their Successors in Office of record in Instrument No. 20210318-0035826 Register's Office for Davidson County, Tennessee, dated March 05, 2021 and recorded on March 18, 2021. (Value of consideration shown in aforementioned deed $506,000.00.) Being also known as 1406 Eastland Avenue Nashville, Tennessee 37206.

This is:

unimproved ☐

improved ☒ property, known as 1406 Eastland Avenue, Nashville, TN 37206

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness our hands this 30h day of June, 2022.

Perkins Management LLC

BY:_____

Benton Smith, Attorney

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Benton Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the attorney for Perkins Management, LLC, the within named bargainor, a limited liability company, and that such attorney executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Benton Smith.

Witness my hand, at office, this 30h day of June, 2022.

_____

Notary Public

My Commission Expires: 7/3/23

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

Please Return to:

Magnolia Title & Escrow
104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **June 30, 2022**.

Affiant Signature

June 30, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of **June**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON