Return to:
Chapman Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE: KI-VRE-22-1913

Karen Johnson Davidson County
Batch# 927097 DEEDWARR
10/07/2022 03:31:52 PM 2 pgs
Fees: $13.00 Taxes: $15,910.00

20221007-0110879

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 22084215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $4,300,000.00. Affiant Subscribed and sworn to before me, this 3rd day of October, 2022. Notary Public My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: The Lawrence and Nichole Perkins Family Trust 1913 Cromwell Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 158 07 0 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey Allen Junge and Nobu Coy Junge, Trustees of the Junge Living Trust dated December 28, 2016** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lawrence R. Perkins and Nichole Perkins, Trustees of the Lawrence and Nichole Perkins Family Trust dated December 2nd, 2013**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Hillsboro Park, Section III of record in Plat Book 2663, Page 94, 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 to Jeffrey Allen Junge and Nobu Coy Junge, Trustees of the Junge Living Trust dated December 28, 2016, by Warranty Deed from H&B Development Partners, a Tennessee General Partnership of record in Instrument No. 20211005-0133927 in the Register's Office of Davidson County, Tennessee, dated September 30, 2021 and recorded on October 05, 2021.

Being the same property conveyed to H & B Development Partners, a Tennessee General Partnership, by Quitclaim Deed from Rod VanWagoner of record in Instrument No. 20190718-0070362 in the Register's Office of Davidson County, Tennessee, dated July 17, 2019 and recorded on July 18, 2019.

Being the same property conveyed to Rod VanWagoner, by Special Warranty Deed from Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but Solely as Trustee of RMF Buyout Acquisition Trust 2018-1 of record in Instrument No. 20190416-0034722 in the Register's Office of Davidson County, Tennessee, dated March 12, 2019 and recorded on April 16, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillsboro Park, Section III, as recorded in Plat Book 2663, Page(s) 94.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2855, Page 107 and Book 2855, Page 475.

Easement for Transmission Line, recorded in Book 2276, Page 402.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7868, Page 908.

This is improved property located at 1913 Cromwell Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 3rd day of October, 2022.

The Junge Living Trust dated December 28, 2016

Jeffrey Allen Junge, Trustee

Nobu Coy Junge, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Allen Junge and Nobu Coy Junge, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are Trustees of The Junge Living Trust dated December 28, 2016, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 3 day of October, 2022.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025