Karen Johnson Davidson County
Batch# 966091 DEEDWARR
01/31/2023 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20230131-0007238

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/29/23
(AFFIX SEAL)

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0967-23

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Krishna Hospitality Partnership, LLC, a Tennessee General Partnership	Krishna Hospitality Partnership, LLC, a Tennessee General Partnership	082-02-0-018.00
(NAME) 970 South Jefferson Avenue	(NAME) 970 South Jefferson Avenue	
(ADDRESS) Cookeville, TN 38503	(ADDRESS) Cookeville, TN 38503	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Thousand And No/100 Dollars ($600,000.00), 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, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRISHNA HOSPITALITY PARTNERSHIP, LLC, A TENNESSEE GENERAL PARTNERSHIP,** 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:

A certain lot or parcel of land in Davidson County, Tennessee, being Lot No. 10 on the Plan of the Resubdivision of the property of the Mary R. Brown heirs, described according to a survey dated March 15, 1995, by Ray G. Cole, Registered Land Surveyor, License No. 924 (Job No. 95-1387), as follows:

Beginning at an iron pin in the Westerly margin of Dickerson Pike (said point marking the Southeast corner of the intersection of Huff Avenue (abandoned) and Dickerson Pike); thence with said margin of said Pike, South 14 degrees 13 minutes 30 seconds West 50.00 feet to an iron pin; thence North 76 degrees 23 minutes 34 seconds West 131.05 feet to an iron pin; thence North 15 degrees 58 minutes 19 seconds East 50.00 feet to an iron pin; thence South 74 degrees 45 minutes 15 seconds East 129.53 feet to an iron pin marking the point of beginning and containing 6,513 square feet, more or less.

Being the same property conveyed to Perkins Management, LLC by Warranty Deed from Bekhzodkho Shukratovi Dusmukhamedov of record in Instrument No. 20210601-0072865, Register's Office for Davidson County, Tennessee, dated May 27, 2021 and recorded on June 01, 2021.

This is:

unimproved ☐

improved ☒ property, known as 0 Dickerson Pike, Nashville, TN 37207

(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 31st day of January, 2023.

Perkins Management LLC

BY: _____

Brian Perkins
Member

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Brian Perkins 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 Authorized Member of Perkins Management, LLC, the within named bargainor, a limited liability company, and that such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Brian Perkins.

Witness my hand, at office, this 31st day of January, 2023.

_____
Notary Public

My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 31 day of January, 2023.

K. Thomas Sidwell
Date: 1-31-23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 31 day of January, 20___.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

