Karen Johnson Davidson County
Batch# 1009915 DEEDWARR
06/01/2023 11:27:00 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20230601-0041354

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/3/23
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-123

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Perkins Management, LLC	SAME AS OWNER	103 04 0 068.00
(NAME) 3300 Lealand Lane	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Vivian S. Shields, a married woman** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Perkins Management, LLC, a Tennessee limited liability company** (the "**Grantee**"), its successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being the Westerly 40 feet of Lot No. 204, Block 12, of Charlotte Park, 1st Addition, of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate property description.

Said westerly part of Lot No. 204 fronts 40.0 feet on the southerly margin of Idaho Avenue and extends back between parallel lines 150 feet to a dead line at an alley.

Being the same property conveyed to Vivian S. Shields by Warranty Deed from James Michael Barrett, Jr., Individually and as Executor of The Estate of Jean Carolyn Dowdy Barrett, of record in Instrument No. 20200401-0034823, in the Register's Office of Davidson County, Tennessee, dated March 31, 2020 and recorded on April 01, 2020.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "Permitted Exceptions").

This is improved property located at 4303 Idaho Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, their successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds herself, and her heirs and assigns, to warrant and forever defend the title to the Property to Grantee, their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

Grantor covenants with Grantee that Grantor owns the Property as Grantor's sole and separate property, and that the Property has never been a marital residence and as such is not subject to any homestead, dower, or other marital interest.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 31st day of May, 2023.

GRANTOR:

Vivian S. Shields

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Vivian S. Shields, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 31st day of May, 2023.

Notary Public

My Commission Expires: 5/9/26

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026