Prepared by:
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch# 1014464
06/13/2023 10 52 34 AM
Fees $13 00 Taxes $9,509 00

Davidson County
DEEDWARR
2 pgs

20230613-0044967

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,570,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Ave. S. Suite 202, Nashville, TN 37212

File No.: NAS1065-23

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
John E Dodd and Elizabeth G Dodd, husband and wife	John E. Dodd and Elizabeth G Dodd, husband and wife	131-04-0-123 00
(NAME) 1122 Woodvale Drive	(NAME) 1122 Woodvale Drive	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Million Five Hundred Seventy Thousand And No/100 Dollars ($2,570,000 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 **JOHN E. DODD AND ELIZABETH G. DODD, 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 Lot No 24 of Block 17 on the Plan of College Park, of record in Plat Book 843, Page 29, in the Register's Office for Davidson County, Tennessee.

Said Lot No 24 of Block 17 fronts 60 feet on the Northerly margin of Woodvale Drive and extends back 143 feet on the Easterly line and 136 feet 2 inches on the Westerly line to a dead line in the rear, measuring 61 feet thereon

Being the same property conveyed to Perkins Management LLC, a Tennessee Limited Liability Company by Warranty Deed from Tyler W. Wilson and Lauren M. Wilson, husband and wife of record in Instrument Number 20220126-0009370, in the Register's Office for Davidson County, Tennessee, dated January 24, 2022 and recorded on January 26, 2022

This is improved ☒ property, known as 1122 Woodvale Drive, Nashville, TN 37204

(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 the 9th day of June, 2023.

Perkins Management LLC, a Tennessee Limited Liability Company

BY: _____
Brian Perkins
Member

BY _____
Lauren Perkins
Member

State of Tennessee
County of Davidson

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

Witness my hand, at ~~office~~ this 9th day of June, 2023.

_____
Notary's Signature

Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY