WARRANTY DEED

Karen Johnson Davidson County
Batch# 1039441 **DEEDWARR**
08/17/2023 11 23 48 AM 2 pgs
Fees $13 00 Taxes $8,325 00

20230817-0064239

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,250,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES 1-4-27
(AFFIX SEAL)

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1115 17th Avenue South, Suite 202, Nashville, Tennessee 37121

File No NAS1116-23

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Boodia LLC	Boodia LLC	115-14-0-067 00
(NAME) 850 New Burton Road, Suite 201	(NAME) 850 New Burton Road, Suite 201	
(ADDRESS) Dover, DE 19904	(ADDRESS) Dover, DE 19904	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Million Two Hundred Fifty Thousand And No/100 Dollars ($2,250,000 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 **BOODIA LLC, A DELAWARE LIMITED LIABILITY COMPANY,** 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 742 on the Plan of West Meade Farms Inc , Section VII of record in Plat Book 2331, Page 13, 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 Perkins Management, LLC by Quitclaim Deed from Southern Edge Development, LLC of record in Instrument No 20220511-0053738, Register's Office for Davidson County, Tennessee, dated May 06, 2022 and recorded on May 11, 2022

This is
unimproved ☐
improved ☒ property, known as 6419 Bresslyn Rd, Nashville, TN 37205
(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 15th day of August, 2023

Perkins Management LLC
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 of Perkins Management, LLC, the within named bargainor, a limited liability company, and that such 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 15th day of August, 2023

_____
Notary Public

My Commission Expires 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY