Karen Johnson Davidson County
Batch# 1048471 DEEDWARR
09/11/2023 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $4,532.50
20230911-0071056

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

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

File No.: NAS1135-23

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Luke Niccoli and Kelsey Worley	Luke Niccoli and Kelsey Worley	082-07-0-037.00
(NAME)	(NAME)	
832 N. 2nd St	832 N. 2nd St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Two Hundred Twenty-Five Thousand And No/100 Dollars ($1,225,000.00), 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 **LUKE NICCOLI AND KELSEY WORLEY, 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. 28 in Shields, Sharp, and Horn's Addition to East Nashville, as of record in Book 57, Page 86, Register's Office for said County

Said Lot No. 28 fronts 50 feet on the westerly side of North Second Street, or Harris Avenue, and runs back between parallel lines 145 feet, more or less, to an alley.

Being the same property conveyed to Perkins Management LLC by Quitclaim deed from Southern Edge Development, LLC, of record as Instrument Number 20220407-0040424, Register's Office for Davidson County, Tennessee, dated April 6, 2022 and recorded on April 7, 2022.

This is:

unimproved ☐

improved ☒ property, known as 832 N. 2nd St, 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 7th day of September, 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 person 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 7th day of September, 2023.

_____
Notary Public

My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Mollis do hereby make oath that I am a licensed attorney and/or the 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 September 7, 2023 (date of document).

Affiant Signature

September 11, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 11th day of September, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023