WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10 DAY OF October, 2023

Notary Public

MY COMMISSION EXPIRES

W. Dillon Woods
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

Karen Johnson Davidson County
Batch# 1059760 DEEDWARR
10/11/2023 11:58:04 AM 2 pgs
Fees $13 00 Taxes $2,608 50

20231011-0079678

File #23-PA-1301-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Perkins Management LLC	**New Owner**	
(NAME)	(NAME)	**117 08 0 174 00**
3300 Lealand Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAMELA ANNE CAVALA, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PERKINS MANAGEMENT LLC, A LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 220 on the Map of Victoria Place, as of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee Said Lot No. 220 fronts 60 feet on the South side of Clayton Avenue and runs back between parallel lines 136 feet to an alley INCLUDED but expressly excluded from this conveyance is that property conveyed to the State of Tennessee for the use and benefit of the Department of Transportation by deed of record in Book 4742, Page 178, said Register's Office, described as follows

Beginning at the point of intersection of the East boundary of this property and the North margin of this alley between Gale Lane and Clayton Avenue, said point being along the said North margin 462 feet Westward from the West margin of 12th Avenue South; thence along the said North margin of the alley North 78 deg. 09 min West 20.0 feet to a point, thence North 44 deg 41 min East 36 9 feet to a point in the said East boundary; thence along the said East boundary South 11 deg. 51 min. West 31.0 feet to the point of beginning.

Being the same property conveyed to Pamela Anne Johnson, by Quitclaim Deed from Frank Steven Johnson, of record in Book 7677, Page 746, in the Register's Office of Davidson County, Tennessee, dated September 27, 1988 and recorded on October 14, 1988

The said Pamela Anne Cavala is one and the same as Pamela Anne Johnson and Pam A. Johnson.

This conveyance is subject to
*Taxes for the year 2023 and subsequent years
*Plat of Victoria Place, as recorded in Plat Book 332, Page(s) 10 said Register's Office
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as **1301 Clayton Avenue, Nashville, TN 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 10th day of October, 2023

Pamela Anne Cavala

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of October, 2023, before me personally appeared Pamela Anne Cavala, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 10th day of October, 2023.

Notary Signature
My commission expires

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204