| THIS INSTRUMENT WAS PREPARED BY | |
|---|---|
| Bankers Title & Escrow Corporation<br>3310 West End Avenue<br>Nashville, TN 37203<br>P24-6846-WE<br><br>Karen Johnson Davidson County<br>Batch # 1106911 DEEDWARR<br>03/04/2024 09:46:26 AM 2 pgs<br>Fees: $13.00 Taxes: $2,867.50<br>20240304-0014678 | STATE OF TENNESSEE<br>COUNTY OF Davidson<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER<br>IS GREATER, FOR THIS TRANSFER IS $ 775,000.00.<br>Nancy Enoch<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY<br>OF March, 2024.<br>Tracy Perry<br>Notary Public<br>MY COMMISSION EXPIRES: 5-9-26<br>(AFFIX SEAL) |

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Perkins Management LLC, a Tennessee limited liability company** | NEW OWNER | |
| 921 Marengo Lane | | 118-09-0-174.00 |
| Nashville, TN 37204 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Caroline C. Pickens and William Christopher Pickens, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Perkins Management LLC, a Tennessee 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:

Tract I

Lot No. 15 on the Plan of Map of Sutton Hill Section of Marengo Park of record in Plat Book 974, Page 67, 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 Caroline C. Pickens and William Christopher Pickens, wife and husband by Warranty Deed from David A. Jacobson, unmarried of record in Instrument No. 20170801-0078065 Register's Office for Davidson County, Tennessee, dated July 28, 2017 and recorded on August 01, 2017.

Tract II

A tract of land, being the same tract of land as described in Book 4048, Page 257 as recorded in Register's Office for Davidson County, Tennessee and being particularly described as follows:

Commencing at 5/8" rebar set for the intersection of the Southwest corner of Lot 15, the Southeast corner of Lot 14, as shown on the Plan of Marengo Park Subdivision, and the Northwest corner of that said tract of land described in Book 4048, Page 257;

thence S 06°29'12" W for a distance of 51.26 feet to a 2" angle iron found;
thence N 83°40'46" E for a distance of 77.90 feet to a point;
thence N 06°29'12" E for a distance of 52.33 feet to 5/8" rebar set;
thence S 82°54'47" W for a distance of 78.14 feet to the Point of Beginning. Said tract of land contains 3934.49 square feet or 0.090 acres, more or less.

Being the same property conveyed to Samuel Thomas Crocker by Deed from James E. Caldwell & Company, of record in Book 4048 Page 257, Register's Office for Davidson County, Tennessee. Samuel Thomas Crocker died, testate, on January 8, 1994 and pursuant to his Last Will and Testament, of record in Will Book 190, page 272, Probate Court Clerk's Office for Davidson County, Tennessee, the herein-referenced property was devised to Mary Lucille Crocker. Mary Lucille Crocker died intestate on November 9, 1996, leaving her only child, Clark Leonard Crocker, as her sole heir at law. Clark Leonard Crocker died on October 16, 2003. Pursuant to the Last Will and Testament of Clark L. Crocker, duly filed for probate in Duval County, Florida, all interest in the herein-described real property vested in The Clark L. Crocker testamentary Trust, established under

the Last Will and Testament of Clark L. Crocker. Pursuant to an Order dated October 30, 2023 in File No. 2023-CP-001915, Division PR-B in the Circuit Court for Duval County, Florida, Probate Division, Carol Taylor was appointed as Special Fiduciary of said Trust.

Being the same property convedyed to Caroline C. Pickens and William Christopher Pickens, wife and husband by Quitclaim Deed from Carol Taylor, Special Fiduciary of the Clark L. Crocker Trust, established under the Last Will and Testament of Clark L. Crocker of record in Instrument No. 20240214-0010224, Register's Office for Davidson County, Tennessee.

See also Affidavit of Heirship of record in Instrument No. 20240214-0010225, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **921 Marengo Lane, Nashville, TN 37204**

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 1 day of March, 2024.

Caroline C. Pickens

Caroline C. Pickens

William Christopher Pickens

William Christopher Pickens

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Caroline C. Pickens,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1 day of March, 2024.

My Commission expires: Nov 8, 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Christopher Pickens,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1 day of March, 2024.

My Commission expires: Nov 8, 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON