Karen Johnson
Batch # 1115190
03/26/2024 11:45:44 AM
Fees: $13.00 Taxes: $16,228.18

Davidson County
DEEDWARR
2 pgs

20240326-0020944

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,385,995.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2024.

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, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS1095-23

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stephen Reynolds and Angela Reynolds	Stephen Reynolds and Angela Reynolds	117-04-0-078.00
(NAME) 1703 Sweetbriar Avenue	(NAME) 1703 Sweetbriar Avenue	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Million Three Hundred Eighty-Five Thousand Nine Hundred Ninety-Five And No/100 Dollars ($4,385,995.00), 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 **STEPHEN REYNOLDS AND ANGELA REYNOLDS, 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 east 50.0 feet of Lot No. 263 and the west 10.0 feet of Lot No. 264 on the Plan of Belmont Land Company's Plan of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Perkins Management LLC by Warranty Deed from Craig A. Muller and wife, Jan E. Muller of record in Instrument Number 20220719-0082629, in the Register's Office for Davidson County, Tennessee, dated July 13, 2022 and recorded on July 19, 2022.

This is:

unimproved ☐

improved ☒ property, known as 1703 Sweetbriar Avenue, Nashville, TN 37212

(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 25th day of March, 2024.

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 25th day of March, 2024.

_____
Notary Public

My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY