WARRANTY DEED

Karen Johnson
Batch # 1116820
04/01/2024 10:11:16 AM
Fees: $18.00 Taxes: $15,910.00

Davidson County
DEEDWARR
3 pgs

20240401-0022180

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH 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.: NAS1243-24

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Xiaoyu Gao and Payton Gao	Xiaoyu Gao and Payton Gao	132-13-0-005.00
(NAME) 935 Battery Lane	(NAME) 935 Battery Lane	
(ADDRESS) Nashville, TN 37220	(ADDRESS) Nashville, TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Million Three Hundred Thousand And No/100 Dollars ($4,300,000.00), 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, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **XIAOYU GAO AND PAYTON GAO, 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 the Easterly part of Lot No. 4 on the Plan of Oakhill Subdivision No. 1, as of record in Plat Book 547, Page 49, Register's Office for said County, described as follows:

Beginning on the southerly margin of Battery Lane at the corner of Lots Nos. 4 and 5; thence with said road, Westwardly 103 feet, more or less, to the Northeast corner of the property conveyed to John H. Brooks and wife, by deed from Mary Maxwell Claiborne Record and husband, of record in Book 1303, Page 393, Register's Office of Davidson County; thence with said Brooks' Easterly line, Southwardly 710 feet more or less, to the Southerly line of said Subdivision; thence with said line, Eastwardly 100 feet to the corner of Lots Nos. 4 and 5; thence with the line between said two lots, Northwardly 750 feet to the beginning.

Included in the above described property, but Excluded from this conveyance is that part of the above described property conveyed by Bobby K. Barnes and wife, Joyce Barnes, by deed of record in Book 3617, page 483, and described as follows:

Beginning at an iron stake in the line between Lots No. 4 and 5 on said Plan, being also in the Western boundary line of the Waterswood Acres Subdivision, of record in Book 3300, page 92, Register's Office of Davidson County, said point being 451.3 feet Southerly from the Southerly margin of Battery Lane, as shown on said plan; thence with said line between said Lots Nos. 4 and 5, and the Western boundary line of said Waterswood Acres Subdivision, Southwardly 299.7 feet to an iron stake in the Southern boundary line of said Oakhill Subdivision; thence with the same, Westwardly 100 feet to an iron stake; thence Northwardly 293.7 feet to an iron stake, 432.3 feet Southerly from the Southerly margin of said Battery Lane; thence Eastwardly 99.2 feet to the point of beginning.

Being the same property conveyed to Perkins Management, LLC, a Tennessee Limited liability company by Warranty deed from Rodney D. Clawson and Nicolle A. Clawson, husband and wife of record in Instrument No. 20210707-0091075 Register's Office for Davidson County, Tennessee, dated July 06, 2021 and recorded on July 07, 2021.

This is:

unimproved ☐

improved ☒ property, known as 935 Battery Lane, Nashville, TN 37220

(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 29th day of March, 2024.

Perkins Management, LLC, a Tennessee limited liability company

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 29th day of March, 2024.

Notary Public

My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY