PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch # 1132339 DEEDWARR
05/08/2024 10:20:31 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00
20240508-0033847

Ivey Title, LLC Ref: (DL) Title No.: 63609
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Perkins Management, LLC 3300 Lealand Lane Nashville, TN 37204	NEW OWNER

TAX MAP PARCEL NUMBERS: 11704040600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,100,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary F. McMillen, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Perkins Management, LLC, a limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of Victoria Place, of record in Book 332, page 10, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Michael J. McMillen and wife, Mary F. McMillen by Warranty Deed from Lyndon W. Tanner, dated June 16, 1987 and recorded on January 20, 1987, of record in Book 7110, page 988, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 28, 1990, recorded September 28, 1990, of record in Book 8206, page 82, said Register' Office, the said Michael J. McMillen conveyed his interest in subject property to Mary F. McMillen.

Michael J. McMillen, spouse of Mary F. McMillen, joins in this conveyance to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 10, said Register's Office.

This is improved property, known as 1505 Cedar Lane, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of May, 2024.

Mary F. McMillen

Mary F. McMillen

Michael J. McMillen

Michael J. McMillen

State of Tennessee

County of Davidson

On this 3rd day of May, 2024, before me the undersigned authority, personally appeared Mary F. McMillen and Michael J. McMillen, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Margaret N. Taylor

Notary

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00.

Affiant

Sworn and subscribed before me this 8 day of May, 2024.

Notary

My Commission Expires: 7/7/27

W. DILLON WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY