WARRANTY DEED

Karen Johnson Davidson County
Batch# 1145215 DEEDWARR
06/10/2024 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,923.00
20240610-0043349

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $790,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF MAY, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/22/26

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3109 SELLER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lisa Linehan	Same as the new owner	
676 Hamilton Ave		
Nashville, TN 37203		105 06 0R 012.00

FOR AND IN 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, WE, **SCOTT PERKINSON, A MARRIED MAN AND BRIAN PERKINSON, A MARRIED MAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LISA LINEHAN*** 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:

* an unmarried woman

Land in Davidson County, Tennessee, being Unit No 12, on the plan of Fusion, as shown on Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions of Fusion, a Horizontal Property Regime with Private Elements of record as Instrument No 20200313-0028238, amended as Instrument No. 20210712-0093422, and amended as Instrument No. 20240124-0004835, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property previously conveyed from Scott Perkinson to Scott Perkinson and Brian Thomas Perkinson by Quitclaim Deed, filed in Instrument No. 20240228-0013691, Registers Office for Davidson County, Tennessee.

Also being the same property conveyed to Scott Perkinson by Warranty Deed from RSD Hamilton Avenue LLC, recorded in Instrument # 202402280013690, Registers Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;

(b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, and Bylaws recorded in Instrument No 20200313-0028238, amended as Instrument No. 20210712-0093422, and amended as Instrument No. 20240124-0004835, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. Quitclaim Deed for common areas to Homeowners Association of record in Instrument No. 20211013-0137813, Register's Office for Davidson County, Tennessee. Easement Agreement(s) recorded in Instrument No. 20190125-0007767 and in Instrument No. 20201217-0149567, Register's Office for Davidson County, Tennessee. Agreement for dedication of Public Right-of-Way, recorded in Instrument No. 20200811-0089022, Register's Office for Davidson County, Tennessee. Temporary Construction Easement Agreement recorded in Instrument No. 20201217-0149568, Register's Office for

Davidson County, Tennessee. Rights of adjoining owners to party wall(s) located partly on the Land. Easement Agreement recorded in Instrument No. 20240220-00111104, Register's Office for Davidson County, Tennessee.

This is improved property known as 676 Hamilton Ave, Nashville, TN 37203

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 23rd day of May, 2024.

Scott Perkinson

Brian Thomas Perkinson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, SCOTT PERKINSON AND BRIAN THOMAS PERKINSON, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

☒ *"Personally appeared" shall mean: Personally appeared by audio-video communication*

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of May, 2024.

Notary Public

TIFFANY RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 9-21-26

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/23/24 (date of document).

Affiant Signature

5/30/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

