Karen Johnson
Batch # 1148260
06/18/2024 08:25:06 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20240618-0045492

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 117 11 0 049.00

WARRANTY DEED

Property Address & New Owner:
TIMOTHY D. PERKINS, Trustee
TIMOTHY D. PERKINS REVOCABLE
LIVING TRUST
1610 Graybar Ln.
Nashville, TN 37215

Mail Tax Statement to:
Timothy D. Perkins
1610 Graybar Ln.
Nashville, TN 37215

The GRANTOR, **TIMOTHY D. PERKINS, a married man,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

TIMOTHY D. PERKINS, Trustee of the
TIMOTHY D. PERKINS REVOCABLE LIVING TRUST,
dated April 20, 2021

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 59 on the Plan of part of Watkins Grove Subdivision, not of record, described according to a survey made by W. B. Southgate, Civil Engineer, October, 1915, as follows:

BEGINNING at the northeast corner of Graybar Lane, formerly Watkins Avenue, and Amanda Street; thence with the northerly margin of said Lane eastwardly 200 feet to the corner of Lots Nos. 45 and 59; thence with the line between said two lots northwardly 200 feet to the southeast corner of Lot No. 60; thence with the line between said two Lots Nos. 59 and 60 westwardly 200 feet to the easterly margin of Amanda Street; thence with same southwardly 200 feet to the beginning.

Being the same property conveyed to TIMOTHY D. PERKINS, a married man, by Quitclaim Deed of record at Instrument No. 20230501-0032212 in the Register's Office of Davidson County, Tennessee.

This property is known as 1610 Graybar Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustee or any Successor Trustees and assigns in fee simple forever.

The Grantor does hereby covenant with said Trustee or any Successor Trustees that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; and that he warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument. The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 26th day of September, 2023, by the undersigned.

TIMOTHY D. PERKINS

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **TIMOTHY D. PERKINS,** to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 26th day of September, 2023.

NOTARY PUBLIC

My Commission Expires: 2/2/2025

KAYLA R. TURNER
ID# KYNP20889
NOTARY PUBLIC
STATE AT LARGE, KENTUCKY

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 26th day of September, 2023.

NOTARY PUBLIC

My Commission Expires: 2/2/2025

KAYLA R. TURNER
ID# KYNP20889
NOTARY PUBLIC
STATE AT LARGE, KENTUCKY