Karen Johnson Davidson County
Batch# 1148581 DEEDWARR
06/18/2024 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $7,770.00
20240618-0045990

WARRANTY DEED

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/2/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS1256-24

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Scooby-Doo Trust	Scooby-Doo Trust	103-04-0-068.00
(NAME) 3900 West Alameda Avenue, Suite 2100	(NAME) 3900 West Alameda Avenue, Suite 2100	
(ADDRESS) Burbank, CA 91505	(ADDRESS) Burbank, CA 91505	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), 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 **SCOOBY-DOO TRUST,** 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 westerly 40 feet of Lot No. 204, Block 12, on the plan of Charlotte Park, 1 Addition, of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate property description.

Said westerly part of Lot No. 204 fronts 40.0 feet on the southerly margin of Idaho Avenue and extends back between parallel lines 150 feet to a dead line at an alley.

Being the same property conveyed to Perkins Management, LLC, a Tennessee limited liability company by Warranty Deed from Vivian S. Shields, a married woman, dated May 31, 2023 and recorded June 1, 2023 in Instrument No. 20230601-0041354, Register's Office of Davidson County, Tennessee.

This is:

unimproved ☐

improved ☒ property, known as 4303 Idaho Avenue, Nashville, TN 37209

(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 14th day of June, 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 14th day of June, 2024.

_____
Notary Public

My Commission Expires: 1-6-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 6/18/2024 (date of document).

Affiant Signature

6/18/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

