Karen Johnson Davidson County
Batch# 1174589 DEEDWARR
08/26/2024 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20240826-0065557

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 8-24-27

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

05-NSH24-07981

Address of New Owner:	Send Tax Bills to:	Tax Information:
Perkins Management, LLC, 3300 Lealand Lane Nashville, TN 37204	New Owner	118-06-0-022.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wanda Faye Hill, Executor of the Estate of Vernice Stovall, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Perkins Management, LLC, A Tennessee Limited Liability Company**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 67-B ON THE PLAN OF BATTLEFIELD ESTATES, SECTION NO. 1, AS OF RECORD IN BOOK 843, PAGES 96 AND 97.

SAID LOT NO. 67-B FRONTS 75 FEET ON THE SOUTHERLY SIDE OF EAST CLAYTON AVENUE AND RUNS BACK 245.94 FEET ON THE WESTERLY LINE AND 247.38 FEET ON THE EASTERLY LINE TO A DEED LINE AND MEASURES 75 FEET THEREON.

Being the same property conveyed to Oddie V. Stovall and wife, Vernice Stovall by Warranty deed from Sue G. Riggs and Jessie R. Riggs of record in Book 4153, page 556, Register's Office for Davidson County, Tennessee, dated July 18, 1967 and recorded on July 20, 1967.

Said Oddie V. Stovall died on August 18. 2006, vesting Vernice Stovall as surviving tenant. Said Vernice Stovall died on June 13, 2023, leaving Last Will and Testament filed for Probate in Docket No. 23P1421, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Wanda Faye Hill is named: as Executor of the Estate of Vernice Stovall, deceased.

On April 9, 2024, the Court authorized the Executor, Wanda Faye Hill, to sell real property located at 821 Clayton Ave in Nashville.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **821 Clayton Avenue, Nashville, TN 37204**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 21 day of August, 2024

Wanda Faye Hill, Executor of the Estate of Vernice Stovall, deceased

STATE OF TENNESSEE

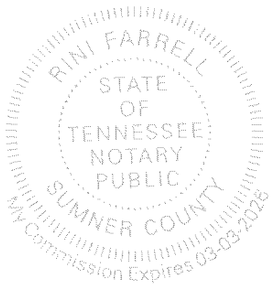
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Wanda Faye Hill, Executor of the Estate of Vernice Stovall, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 21 day of August, 2024.

Notary Public

My Commission Expires: 03/03/2026



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 21, August 2024.

Custodian's Signature — 08/26/2024 Date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 26 day of August 2024.

Notary Public

MY COMMISSION EXPIRES: 08/24/2027

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027