RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson Davidson County
Batch # 1193086 DEEDWARR
10/14/2024 09:06:47 AM 2 pgs
Fees: $13.00 Taxes: $10,508.00

20241014-0079251

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,840,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS1351-24

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
RAB Trust	RAB Trust	117-08-0-174.00
(NAME) 1301 Clayton Ave	(NAME) 1301 Clayton Ave	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Million Eight Hundred Forty Thousand And No/100 Dollars ($2,840,000.00), 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 COMPNAY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAB TRUST, U/A/D 06/03/2020,** 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 Lot No. 220 on the Map of Victoria Place, as of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee. SAID Lot No. 220 fronts 60 feet on the South side of Clayton Avenue and runs back between parallel lines 136 feet to an alley. INCLUDED but expressly excluded from this conveyance is that property conveyed to the State of Tennessee for the use and benefit of the Department of Transportation by deed of record in Book 4742, Page 178, said Register's Office, described as follows:

BEGINNING at the point of intersection of the east boundary of this property and the north margin of this alley between Gale Lane and Clayton Avenue, said point being along the said north margin 462 feet westward from the west margin of 12th Avenue South; thence along the said north margin of the alley North 78 degree. 09 minutes. West 20.0 feet to a point; thence North 44 degree. 41 minutes. East 36.9

feet to a point in the said east boundary; thence along the said east boundary South 11 degree. 51 minutes. West 31.0 feet to the point of beginning.

Being the same property conveyed to Perkins Management, LLC, a Tennessee limited liability company by Warranty Deed from Pamela Anne Cavala, an unmarried person of record in Instrument No. 20231011-0079678 Register's Office for Davidson County, Tennessee, dated October 10, 2023 and recorded on October 11, 2023.

This is:

unimproved ☐

improved ☒ property, known as 1301 Clayton Ave, Nashville, TN 37212

(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 11th day of October, 2024.

Perkins Management LLC

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 11th day of October, 2024.

_____
Notary Public

My Commission Expires: 1-4-27

