WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,550,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2025.

Notary Public

COMMISSION EXPIRES: _____

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1242895 DEEDWARR
03/04/2025 01:00:30 PM 2 pgs
Fees: $13.00 Taxes: $5,735.00
20250304-0016282

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PEROGEUX, LLC, A Texas limited liability company	NEW OWNER	118-02-2L-001-00
(NAME)	(NAME)	
5410 North Scout Island Circle		
(ADDRESS)	(ADDRESS)	
Austin, TX 78731		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **I, W. Kirkwood Development Group, A Tennessee General Partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PEROGEUX, LLC, A Texas limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Unit A, a Private Element, in 2804 West Kirkwood Townhomes, a Horizontal Property Regime with Private Elements established pursuant to the Tennessee Horizontal Property Act, §§66-27-101, et. seq. of Tennessee Code Annotated, by Master Deed of record in Instrument No. 20230807-0060963 in the Register's Office for Davidson County, Tennessee, as amended in First Amendment of record in Instrument No. 20240826-0065382 in said Register's Office, as same may have been or may be further supplemented or amended from time to time, said Unit being as depicted and described on the Plat or Plans being Exhibit C to the First Amendment to said Master Deed, as said Exhibit C may have been or may be further supplemented or amended from time to time, to which Plat or Plan, Master Deed as amended and its Exhibits, and any supplements or amendments thereto; reference is hereby made for a more complete and accurate description of said Unit and the rights, privileges and responsibilities attendant to ownership thereof, including, without limitation, the entitlements of said Unit with respect to the Private Element and the Limited Common Elements as described by the Master Deed as supplemented and amended and as depicted and described by Exhibits and/or any amendments thereto.

Being part of the same property conveyed to W. Kirkwood Development Group, a Tennessee general partnership, by Warranty Deed from Martha B. Derrick, unmarried, dated May 31, 2023 and recorded June 1, 2023 in Instrument No. 20230601-0041491, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2804A West Kirkwood Avenue, Nashville, TN 37204.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 2804 West Kirkwood Avenue, UNIT A (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37204 (Postal Zip)

File No.: 8030-25
Warranty Deed Individual eRec LES rev. 09-2018

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; 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, successors 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 28th day of February, 2025.

W. Kirkwood Development Group, A Tennessee General Partnership

By: _____
Gerald Webber, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **GERALD WEBBER** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon **his/her** oath acknowledged **himself** to be the **General Partner** of **W. KIRKWOOD DEVELOPMENT GROUP, A TENNESSEE GENERAL PARTNERSHIP**, the within named bargainor, and that **he** as such **General Partner** executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by the said **GERALD WEBBER** as such **General Partner**.

WITNESS my hand and official seal at Nashville Tennessee, on this 28th day of February, 2025.

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

Commission Expires: _____

_____
Notary Public

Certificate of Authenticity

I, Anthony N. Greco, 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 the 28th day of February, 2025.

_____ 02/28/2025
Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 28th day of February, 2025.

_____
Notary Public

Commission Expires July 17, 2027

ERNEST D. BENNETT III NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires JULY 17, 2027