Prepared by
Record and Return To
Chapman and Rosenthal Title
10 Burton Hills Blvd , Ste
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250250108

Karen Johnson Davidson County
Batch # 1244216 DEEDWARR
03/07/2025 10 16 48 AM 2 pgs
Fees $13 00 Taxes $7,677 50
20250307-0017250

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,075,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of March, 2025.

Notary Public
My Commission Expires: _____

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Super 98 Holdings, LLC. PO Box 41504 Nashville, TN 37204	New Owner	Tax Parcel ID No 118 11 0 059.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan Perry and Laura Dickens Perry, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Super 98 Holdings, LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 Block D, on the Plan of SITE PLAN OF BERRY HILL GARDENS SUBDIVISION of record in Plat Book 1130, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan Perry and Laura Dickens Perry, Husband and wife, by Warranty Deed from Bradford Kent Miller and wife, Jodi K. Miller, of record in Instrument No. 20201009-0117648, in the Register's Office of Davidson County, Tennessee, dated October 09, 2020 and recorded on October 09, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SITE PLAN OF BERRY HILL GARDENS SUBDIVISION, as recorded in Plat Book 1130, Page(s) 36.

This is improved property located at 2822 Bransford Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of March, 2025.

Jonathan Perry

Laura Dickens Perry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Perry and Laura Dickens Perry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of March, 2025.

Notary Public
My Commission Expires: _____

