# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1252307 DEEDWARR
03/26/2025 12:01:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20250326-0022680

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-21-2026

(AFFIX SEAL)

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert Lower | NEW OWNER | |
| 809 JOSEPH AVE (NAME) | 809 JOSEPH AVE (NAME) | 08207052800 |
| NASHVILLE, TN 37207 (ADDRESS) | NASHVILLE, TN 37207 (ADDRESS) | |
| (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, **Donald Bernard Perkins, Tony Levior Perkins, Bobby Tyree Perkins, Elbert Bryant Gleaves, Heirs at Law of Roberta W. Perkins** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Lower** , HEREINAFTER CALLED THE GRANTEE, HIS 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. 41, on the map of THE NASHVILLE HOUSING AUTHORITY SUBDIVISION NO. 1, as of record in Plat Book 3700, Page 42, in the Register's Office for said county and State, to which said plan reference is hereby made for a more complete legal description of said lot.**

**Being the same property conveyed to Elbert Perkins and Roberta W. Perkins, husband and wife, by Warranty Deed from James G. Bass and wife, Reita J. Bass, of record in Book 10403, Page 412, in the Register's Office of Davidson County, Tennessee, dated March 27, 1997 and recorded on April 03, 1997. The said Elbert Perkins died on November 25, 2020, then Roberta W. Perkins died April 10, 2024, intestate, therefore subject property by operation of law passed to Heirs at Law of Roberta W. Perkins. See Affidavit of Heirship of record at Instrument No.** 202503260022678, **and** [redacted] **at Instrument No.** 202503260022679, **in Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x unimproved property, known as 809 Joseph Ave Nashville, TN 37207
(House Number) (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 my hand this 24th day of March, 2025.

Bobby Tyree Perkins
**Bobby Tyree Perkins**

Donald Bernard Perkins
**Donald Bernard Perkins**

Tony Levior Perkins
**Tony ~~Lever~~ Perkins**
Levior
FLP

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me via audio visual communication, a Notary Public in and for said State and County, duly commissioned and qualified, **Donald Bernard Perkins**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Notarized online using audio-video communication

WITNESS my hand and official seal at office this 24th day of March, 2025.

Matt Deckard
Notary Public
My Commission Expires:
05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
Online Notary Public
My Commission Expires
May 16, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Tony ~~Lever~~ Perkins**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Levior

WITNESS my hand and ~~official seal~~ at office this 25th day of March, 2025.

Cheryl M Rodgers
Notary Public
My Commission Expires: 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Bobby Tyree Perkins**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of March, 2025.

Cheryl M Rodgers
Notary Public
My Commission Expires: 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Witness my hand this 25 day of March, 2025.

Elbert Bryant Gleaves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Elbert Bryant Gleaves**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25 day of March, 2025.

Notary Public
My Commission Expires: 09-07-2026

WALTON ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

**Certificate of Authenticity**

I, Holly A Mason, 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 March 24, 2025.

Affiant Signature

3/24/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of March, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 9/7/2026