WARRANTY DEED

Karen Johnson Davidson County
Batch # 1256073 DEEDWARR
04/03/2025 02:46:13 PM 2 pgs
Fees: $13.00 Taxes: $14,632.72

20250403-0025503

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$3,922,237.00~~ $3,954,789.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 4205 Hillsboro Pk., Suite 210, Nashville, TN 37215

File No.: NAS1384-24

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Patrick Moore and Jennifer Moore, husband and wife,	Wells Fargo Bank, N.A.	105-13-0-134.00
(NAME)	(NAME)	
645 Divison St., Apt. 1804	101 N. Phillips Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Sioux Falls, SD 57104	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Million Nine Hundred Twenty-Two Thousand Two Hundred Thirty-Seven And No/100 Dollars ($3,922,237.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **1402 BEECHWOOD AVE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK MOORE AND JENNIFER MOORE, HUSBAND AND WIFE**, 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 situated in Davidson County, Tennessee, being Lot 2 as shown on the Plan of Washer's Subdivision, of record in Plat Book 3106, Page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to 1402 Beechwood Ave LLC by Special Warranty Deed from EF Holdco WRE Reo Assets, LLC, of record in Instrument No. 20230830-0067971, Register's Office of Davidson County, Tennessee, dated July 27, 2023 and recorded August 30, 2023.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3106, Page 87, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SM-P-24-1402

This is improved property, known as 1402 Beechwood 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 31st day of March, 2025..

1402 Beechwood Ave LLC, a Tennessee Limited Liability Company

BY: Perkins Management LLC, Tennessee Limited Liability Cmpany

By: Brian Perkins, Member

By: Lauren Perkins, Member

State of Tennessee
County of Davidson

Before me, a sworn Notary of the state and county mentioned, personally appeared Brian Perkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be A Member (or other officer authorized to execute the instrument) of 1402 Beechwood Ave LLC, a Tennessee Limited Liability Company, the within named bargainor, a corporation, and that such president or officer as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Brain Perkins.

Witness my hand, at office, this 31st day of March, 2025.

Notary's Signature
My commission expires: 1-4-27



State of Tennessee
County of Davidson

Before me, a sworn Notary of the state and county mentioned, personally appeared Lauren Perkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Member (or other officer authorized to execute the instrument) of 1402 Beechwood Ave LLC, a Tennessee Limited Liability Company, the within named bargainor, a corporation, and that such president or officer as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as LaurenPerkins.

Witness my hand, at office, this 31st day of March, 2025.

Notary's Signature
My commission expires: 1-4-27

