RETURN TO: BOX 10-A
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1257421 DEEDWARR
04/08/2025 10 38 11 AM 2 pgs
Fees $13 00 Taxes $3,515 00

20250408-0026594

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950.000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF April, 2025

Notary Public

My Comm Exp Apnl 27, 2025

MY COMMISSION EXPIRES

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Perkins Management, LLC	New Owner	
(NAME)	(NAME)	117-08-0-119 00
1524 Ferguson Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **MICHAEL LANE SIRLS, TRUSTEE, OR HIS SUCCESSOR TRUSTEES IN INTEREST AS THEY MAY APPEAR, OF THE MICHAEL LANE SIRLS LIVING TRUST. U/A DATED NOVEMBER 26, 2024, AND ANY AMENDMENTS THERETO OR RESTATEMENTS THEREOF AND MITCHELL WAYNE SIRLS, TRUSTEE, OR HIS SUCCESSOR TRUSTEES IN INTEREST AS THEY MAY APPEAR, OF THE MITCHELL WAYNE SIRLS LIVING TRUST, U/A DATED NOVEMBER 26, 2024, AND ANY AMENDMENTS THERETO OR RESTATEMENTS THEREOF**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PERKINS MANAGEMENT, LLC**, 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 the East 50 feet of Lot No. 159 on the Map of Victoria Place, as of record in Book 332, Page 10, in the Register's Office for said County, as follows:

Said part of said Lot fronts 50 feet on the Northerly side of Fergson Avenue and runs back between parallel lines 152 feet to a dead line.

Being the same property conveyed to Michael L. Sirls and wife, Mitchell W. Sirls by Warranty Deed from William M. Wallberg and wife, Felicia A. Wallberg of record in Book 7653, page 315, Register's Office for Davidson County, Tennessee, dated September 14, 1988 and recorded on September 15, 1988 and Re-Recorded on November 21, 1988, of record in Book 7708, Page 630.

Being the same property conveyed to Michael L. Sirls by Quitclaim Deed from Mitchell W. Sirls, as to One-Half Interest of record in Instrument No. 20040611-0069281 Register's Office for Davidson County, Tennessee, dated June 07, 2004 and recorded on June 11, 2004.

Being the same property conveyed to Michael L. Sirls, unmarried, and Mitchell W. Sirls, unmarried, as tenants in common with the right of survivorship by Quitclaim Deed from Michael L. Sirls, unmarried of record in Instrument No. 20121022-0096613 Register's Office for Davidson County, Tennessee, dated October 22, 2012 and recorded on October 22, 2012.

Being the same property conveyed to Michael Lane Sirls, Trustee, or his successor trustees in interest as they may appear, of The Michael Lane Sirls Living Trust, u/a dated November 26, 2024, and any amendments thereto or restatements thereof and Mitchell Wayne Sirls, Trustee, or his successor trustees in interest as they may appear, of The Mitchell Wayne Sirls Living Trust, u/a dated November 26, 2024, and any amendments thereto or restatements thereof. by Quitclaim Deed from Michael L. Sirls, unmarried, and Mitchell W. Sirls, unmarried of record in Instrument No. 20241127-0093012 Register's Office for Davidson County, Tennessee, dated November 26, 2024 and recorded on November 27, 2024.

JW2025-097

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1524 Ferguson Avenue, Nashville, TN 37212
(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 2 day of April, 2025

MICHAEL LANE SIRLS LIVING TRUST

BY _____

MICHAEL LANE SIRLS, TRUSTEE

MITCHELL WAYNE SIRLS LIVING TRUST

BY _____

MITCHELL WAYNE SIRLS, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Michael Lane Sirls and Mitchell Wayne Sirls, 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, and who further acknowledged that they are Trustees of The Michael Lane Sirls Living Trust and executed the within instrument as such Trustees

Witness my hand and official seal this 2 day of April, 2025

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
April 27, 2025
COUNTY OF WILLIAMSON

Commission expires.

_____
Notary Public

JW2025-097