WARRANTY DEED

Karen Johnson Davidson County
Batch# 1267481 DEEDWARR
05/01/2025 03:09:30 PM 4 pgs
Fees: $23.00 Taxes: $2,238.50
20250501-0033887

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/7/2026

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
Wegoweho LLC	NEW OWNER	
(NAME) 2006 IVY CREST DRIVE	(NAME) 2006 IVY CREST DRIVE	10511013200
(ADDRESS) BRENTWOOD, TN 37027	(ADDRESS) BRENTWOOD, TN 37027	
(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, **Melanie Perkins, Executrix of the Estate of Louise Perkins** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wegoweho LLC** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1 on the Plan of the Allison Subdivision as of record in Book 547, Page 74, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Clarence R. Perkins et ux Louise Perkins, by virtue of that certain Deed dated September 27, 1973, and being of record at Book 4751, Page 95 in the Register's Office of Davidson County, Tennessee. Clarence R. Perkins pre-deceased Louise Perkins on or about September 18, 2017. Louise Perkins having since passed on/or about February 1, 2023. See also Docket No. 23P12844 in the Circuit Court of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, 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 1821 Allison Pl Nashville, TN 37203
(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 29th day of April, 2025.

Melanie Perkins
Melanie Perkins

The Estate of Louise Perkins

Angela L Bertrand
Angela Bertrand

Melanie Perkins Executrix
By: Melanie Perkins, Executrix

Virginia Cosby Watkins
Viginia Cosby Watkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Melanie Perkins,** with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executrix of **The Estate of Louise Perkins,** and is authorized by **The Estate of Louise Perkins**, to execute this instrument on behalf of **The Estate of Louise Perkins, as Executrix.**

WITNESS my hand and official seal at office this 29th day of April, 2025.

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown
Notary Public
My Commission Expires: 11-3-25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Melanie Perkins, Angela Bertrand, and Virginia Cosby Watkins** , 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 29th day of April, 2025.

Jacqueline G Brown
Notary Public
My Commission Expires: 11-3-25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand this 29th day of April, 2025.

Anita A. Perkins

Anita A. Perkins

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, **Anita A. Perkins,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of April, 2025.

Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Cari Allen, 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 April 29 2025.

Affiant Signature

4-30-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of April, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026