THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8575-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,200,000 00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2025 Notary Public MY COMMISSION EXPIRES 5-09-26 (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1291670 DEEDWARR
06/30/2025 10.21 45 AM 2 pgs
Fees $13 00 Taxes $19,240 00
20250630-0051217

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JPS Revocable Trust	\NEW OWNER	
414 Lynnwood Boulevard		116-15-0-087.00
Nashville, TN 37205		
(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, WE, **Matthew A Perkins and wife, Laura T Perkins,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JPS Revocable Trust dated November 9, 2023,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 northerly 111 feet of the southerly 123 feet of Lot No. 99 on the Plan of part of Royal Oaks Land Company's Subdivision of the Baker Tract of record in Plat Book 421, Pages 102 and 103, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 99 fronts 111 feet on the easterly side of Lynwood Boulevard and runs back between parallel lines 400 feet, more or less, to a dead line.

Being the same property conveyed to Matthew A. Perkins and Laura T. Perkins, husband and wife by Administrator's Deed from Peggy D. Mathes, Administrator of the Estate of Dorothy Burgess DeMontbreun of record in Instrument No. 20181001-0096708, Register's Office for Davidson County, Tennessee, dated September 27, 2018 and recorded on October 01, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **414 Lynnwood Boulevard, Nashville, TN 37205.**

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 the 27th day of JUNE, 2025.

Matthew A. Perkins

Laura T. Perkins
By Matthew A. Perkins, Attorney-in-Fact
Laura T Perkins by Matthew A. Perkins, Attorney-in-Fact

R. L MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matthew A. Perkins** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of JUNE, 2025.

My Commission expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the with named **Matthew A. Perkins,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Laura T. Perkins** as her Attorney in Fact, as the free act and deed of the within named **Laura T. Perkins.**

Witness my hand and official seal this the 27th day of JUNE, 2025.

My Commission Expires: Nov 8, 2027

Notary Public