WARRANTY DEED

Karen Johnson
Batch # 1316852
09/02/2025 09 46 17 AM
Fees $13 00 Taxes $15,262 50

Davidson County
DEEDWARR
2 pgs

20250902-0069787

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $4,125,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES 1-4-28
(AFFIX SEAL)

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 4205 Hillsboro Pike, Suite 210, Nashville, Tennessee 37215

File No · NAS1490-25

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
1505 Cedar, LLC	1505 Cedar, LLC	117-04-0-406 00
(NAME) 1505 Cedar Lane	(NAME) 1505 Cedar Lane	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Million One Hundred Twenty-Five Thousand And No/100 Dollars ($4,125,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PERKINS MANAGEMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1505 CEDAR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No 133 on the Map of Victoria Place, of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee

Said Lot No 133 fronts 70 feet on the southerly side of Victoria Avenue and runs back 186.6 feet on the easterly line and 191.3 feet on the westerly line to an alley and shows 70 feet on said alley.

Being the same property conveyed to Perkins Management, LLC, a Tennessee limited liability company by Warranty Deed from Mary F. McMillen, married of record in Instrument No 20240508-0033847, Register's Office for Davidson County, Tennessee, dated May 03, 2024 and recorded on May 08, 2024.

This is:

unimproved ☐

improved ☒ property, known as 1505 Cedar Lane, 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 27 day of August, 2025

Perkins Management LLC

BY: _____
Brian Perkins
Member

BY _____
Lauren Perkins
Member

State of Tennessee
County of Davidson

On this 27 day of August, 2025, before me personally appeared Brian Perkins and Lauren Perkins, being the members of Perkins Management, LLC, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 27 day of August, 2025

_____
Notary Public

My Commission Expires. 1-4-27

BENTON SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY