WARRANTY DEED

Karen Johnson
Batch # 1328620
10/01/2025 09:25 AM
Fees: $13.00 Taxes: $2,756.50
20251001-0078079

Davidson County
DEEDWARR
2 pgs

W. DILLON WOODS
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 $745,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 7/7/27
(AFFIX SEAL)

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

File No.: NAS1530-25

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Perkins Management LLC	Perkins Management LLC	105-13-0-191.00
(NAME)	(NAME)	
3300 Lealand Ln	3300 Lealand Ln	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Forty-Five Thousand And No/100 Dollars ($745,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILLIE GREER, TRUSTEE OF THE LILLIAN L. HARDING AMENDED AND RESTATED REVOCABLE TRUST AGREEMENT DATED OCTOBER 1, 2012,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PERKINS MANAGEMENT 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 a part of the Residence Lot on the plan of the McAllister Property as of record in Book 421, Page 10, and being the southerly 50 ft. of Lot "A" on the unrecorded Map showing the subdivision of the east part of the Block on which there was located the McAllister Residence, and described according to survey made by Erie Drake, Surveyor, August 7, 1930, as follows:

Beginning at a point in the westerly margin of 11th Ave. South 164 ft. north of the north margin of Lawrence Ave. being the intersection of the north margin of an alley; thence along the margin of said alley, westerly 218.5 feet to the intersection of the east line of another alley; thence along the margin of the said alley, northerly 50 ft. to a point; thence easterly 218.25 ft. more or less to the westerly margin of 11th Ave. South; thence with the margin of the same, southerly 50 ft. to the point of beginning.

Being the same property conveyed to Willie Greer, Trustee of the Lillian L. Harding amended and Restated Revocable Trust by Quitclaim Deed from Willie Greer, Successor Trustee of the Lillian L. Harding Revocable Living Trust dated June 14, 2006 and recorded in Instrument No. 20201217-0149498, dated December 15, 2020 and recorded December 17, 2020, Register's Office of Davidson County, Tennessee.

This is:

unimproved ☐
improved ☒ property, known as 2113 11th Ave S, Nashville, TN 37204

(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 ~~30th~~ 29th day of September, 2025.

Willie Greer, Trustee of the Lillian L. Harding Amended and Restated Revocable Trust Agreement dated October 1, 2012

BY: Willie Greer Trustee
Willie Greer
Trustee

State of ~~Tennessee~~ CA
County of ~~Davidson~~ Riverside

Before me, a Notary Public of the state and county mentioned, personally appeared Willie Greer 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 the Trustee of the Lillian L. Harding Amended and Restated Revocable Trust Agreement, the within named bargainor, a trust, and that such Trustee executed the foregoing instrument for the purpose therein contained, by personally signing the name of the trust as Willie Greer.

Witness my hand, at office, this ~~30th~~ 29th day of September, 2025.

Notary Public

My Commission Expires: 8/11/27

S. METZ
Notary Public - California
Riverside County
Commission # 2453217
My Comm. Expires Aug 11, 2027