WARRANTY DEED

Karen Johnson Davidson County
Batch # 1328623 DEEDWARR
10/01/2025 09:25 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20251001-0078084

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 $750,000.00.

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.: NAS1529-25

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Perkins Management LLC	Perkins Management LLC	105-13-0-265.00
(NAME) 3300 Lealand Ln	(NAME) 3300 Lealand Ln	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Fifty Thousand And No/100 Dollars ($750,000.00), 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 the Westerly 50 feet of the Easterly 100 feet of Lot No. 82 on the Waverly Land Company's Plan of lots called Waverly Place as of record in Book 57, Page 95, Registers Office for Davidson County, Tennessee.

Said part of Lot No. 82 fronts 50 feet on the Northerly side of Douglas Avenue and runs back 265.0 feet, more or less, on the Easterly line and 267.0 feet on the Westerly line to an alley on which it measures 50 feet.

Being the same property conveyed to Willie Greer, Trustee of the Lillian L. Harding Amended and Restated Revocable Trust Agreement dated October 1, 2012 by Quitclaim Deed from Willie Greer, Trustee of the Lillian L. Harding Revocable Living Trust dated June 14, 2006 of record in Instrument No. 20201217-0149496 Register's Office for Davidson County, Tennessee, dated December 15, 2020 and recorded on December 17, 2020.

This is:

unimproved ☐

improved ☒ property, known as 940 S Douglas Ave, 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