WARRANTY DEED

Karen Johnson Davidson County
Batch # 1329719 DEEDWARR
10/02/2025 03 27 05 PM 3 pgs
Fees $18 00 Taxes $11,840 00

20251002-0078723

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$3,200,000~~ 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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

File No. NAS1542-25

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Neilson Raggio and Elizabeth Raggio	Neilson Raggio and Elizabeth Raggio	118-09-0-174.00
(NAME) 921 Marengo Lane	(NAME) 921 Marengo Lane	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Million Two Hundred Thousand And No/100 Dollars ($3,200,000.00), 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 **NEILSON RAGGIO AND ELIZABETH RAGGIO, HUSBAND AND WIFE,** 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

Tract I·

A certain tract or parcel or land in Davidson County, State of Tennessee, described as follows to-wit

Lot No. 15 on the Plan of Map of Sutton Hill Section of Marengo Park of record in Plat Book 974, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract II

A tract of land, being the same tract of land as described in Book 4048, Page 257 as recorded in

Register's Office for Davidson County, Tennessee and being particularly described as follows

Commencing at 5/8" rebar set for the intersection of the Southwest corner of Lot 15, the Southeast corner of Lot 14, as shown on the Plan of Marengo Park Subdivision, and the Northwest corner of that said tract of land described in Book 4048, Page 257, thence South 06 degrees 29 minutes 12 seconds West for a distance of 51.26 feet to a 2 inch angle iron found, thence North 83 degrees 40 minutes 46 seconds East for a distance of 77.90 feet to a point, thence North 06 degrees 29 minutes 12 seconds East for a distance of 52.33 feet to 5/8 inch rebar set, thence South 82 degrees 54 minutes 47 seconds West for a distance of 78.14 feet to the Point of Beginning Said tract of land contains 3934.49 square feet or 0.090 acres, more or less.

Tract I and Tract II:

Being the same property conveyed to Perkins Management LLC, a Tennessee limited liability company by Warranty Deed from Caroline C. Pickens and William Christopher Pickens, wife and husband of record in Instrument No. 20240304-0014678 Register's Office for Davidson County, Tennessee, dated March 01, 2024 and recorded on March 04, 2024.

This is

unimproved ☐

improved ☒ property, known as 921 Marengo Lane, Nashville, TN 37215

(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 day of September, 2025.

Perkins Management, LLC

BY: _____
Brian Perkins, Member

BY. _____
Lauren Perkins,
Member

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Brian Perkins and Lauren Perkins 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 members of Perkins Management, LLC, the within named bargainor, a limited liability company, and that such members executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Perkins Management, LLC.

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

Notary Public

My Commission Expires. 1-4-27



RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203