WARRANTY DEED

Karen Johnson
Batch # 1343601
11/12/2025 11 23 15 AM
Fees $13 00 Taxes $2,775 00

Davidson County
DEEDWARR
2 pgs

20251112-0089939

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 me on 11/07/25

NOTARY PUBLIC

My Commission Expires 7/7/27

W. BILLOW WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP – PARCEL #
PERKINS MANAGEMENT LLC 3300 LEALAND LN NASHVILLE, TN 37204	NEW OWNER	118 09 0 133 00

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Karen Amos, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto PERKINS MANAGEMENT LLC, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Being Lot No 2 on the Plan of the SUTTON HILL SECTION OF MARENGO PARK, as of record in Plat Book 974, Page 67, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete and accurate legal description thereof

Being the same property conveyed to Edward Grizzard and wife, Mattie Grizzard, by Quit Claim Deed from Edward Grizzard, married, of record in Instrument No 20031216-0179521, in the Register's Office for Davidson County, Tennessee, dated December 5, 2003 and recorded on December 16, 2003 The said Edward Grizzard died on July 28, 2011, then Mattie Grizzard died June 25, 2025 testate, devising subject property to Karen Amos See Probate Case 25P1407, Davidson County Seventh Circuit Court Also see Order Granting Petition to Probate Will in Instrument No 20250912-0073002 and Last Will in Instrument No 20250912-0073003, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to Edward Grizzard by Final Decree of record in Book 4806, Page 888, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to Edward Grizzard and wife, Jean D Grizzard, by Warranty Deed from Mrs Tennie Miller, of record in Book 4210, Page 55, in the Register's Office for Davidson County, Tennessee, dated February 5, 1968 and recorded on February 7, 1968

This is improved property known as 2903 Snowden Road, Nashville, Tennessee 37204

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and GRANTOR

does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 my hand this 11/07/25

Karen Amos

Karen Amos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 11/07/25, before me personally appeared Karen Amos, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed

Witness my hand and official seal on 11/07/25

Katherine Cooper
NOTARY PUBLIC

My Commission Expires 07/02/29

