WARRANTY DEED

Karen Johnson
Batch # 1348203
11/20/2025 10 13 28 AM
Fees $13 00 Taxes $14,611 04

Davidson County
DEEDWARR
2 pgs

20251120-0092617

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,948,929 38

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2025

Notary Public

MY COMMISSION EXPIRES 1-4-27
(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, TN 37215

File No NAS1503-25

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Robin Shah and Kathryn Shah	Robin Shah and Kathryn Shah	118 06 0 022.00
(NAME) 821 Clayton Avenue	(NAME) 821 Clayton Avenue	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Million Nine Hundred Forty-Eight Thousand Nine Hundred Twenty-Nine And 38/100 Dollars ($3,948,929.38), 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 **ROBIN SHAH AND KATHRYN SHAH, 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

The following described real property situate in the City of Nashville, County of Davidson, and State of Tennessee, to wit·

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows.

Being Lot No. 67-B on the plan of Battlefield Estates, Section No. 1, as of record in Book 843, Pages 96 and 97.

Said Lot No. 67-B fronts 75 feet on the Southerly side of East Clayton avenue and runs back 245.94 feet on the Westerly line and 247.38 feet on the Easterly line to a dead line and measures 75 Feet thereon.

Being the same property conveyed to Perkins Management, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Wanda Faye Hill, Executor of the Estate of Vernice Stovall, deceased, dated 08/21/2024 and recorded on 08/26/2024 of record in Instrument No. 20240826-0065557, in the Register's Office of Davidson County, Tennessee

This is

unimproved ☐

improved ☒ property, known as 821 Clayton Avenue, 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 18th day of November, 2025.

Perkins Management LLC, a Tennessee limited liability company

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 persons 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 companyas Brian Perkins and Lauren Perkins

Witness my hand, at office, this 18th day of November, 2025.

_____
Notary Public

My Commission Expires 1-4-27

