# WARRANTY DEED

Karen Johnson
Batch # 1355273
12/08/2025 11 36 18 AM
Fees $13 00 Taxes $2,035 00

Davidson County
DEEDWARR
2 pgs

20251208-0097428

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550 000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 DAY OF DEC, 20 25

Notary Public

MY COMMISSION EXPIRES 1-4-27
(AFFIX SEAL)

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Perkins Management, LLC | NEW OWNER | |
| (NAME) | (NAME) | 105 09 0 243 00 |
| 3300 Lealand Lane | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, AUTENRIETH-WILLIAMS FAMILY LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP**, 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

**Being Lot No. 9 in W. S. CRIDDLE'S SUBDIVISION OF LOT NO. 1 in W. L. B. LAWRENCE PLAN of which subdivision is of record in Plat Book 57, Page 84, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 9 fronts 50 feet on the Northerly side of Cleveland Avenue, and runs back between parallel lines 145 feet to Thurston Avenue.**

**Being the same property conveyed to Lester Williams, Jr., and Wife, Linda A. Williams, by Warranty Deed from Samuel Hambrick and wife, Linda Faye Hambrick, of record in Book 6908, Page 529, in the Register's Office of Davidson County, Tennessee, dated July 03, 1986 and recorded on July 03, 1986.**

**Being the same property conveyed to Autenrieth-Williams Family Limited Partnership, a Tennessee Limited Partnership, by Quitclaim Deed from Lester Williams, JR., and wife, Linda A. Williams, of record in Instrument No. 20021011-0125266, in the Register's Office of Davidson County, Tennessee, dated October 08, 2002 and recorded on October 11, 2002.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved _
This is improved x property known as 1018 Bate Avenue, Nashville, TN 37204
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

MO2025-1429

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 my hand this 5th day of December, 2025

**AUTENRIETH-WILLIAMS FAMILY LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP**

BY LESTER L WILLIAMS, JR , CO-TRUSTEE
OF THE WILLIAMSFAMILY COMMUNITY PROPERTY TRUST U/A/D 1/13/2022

BY LINDA A WILLIAMS, CO-TRUSTEE
OF THE WILLIAMS FAMILY COMMUNITY PROPERTY TRUST U/A/D 1/13/2022

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Lester L Williams Jr, and Linda A Williams, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the Co-Trustees of THE WILLIAMS FAMILY COMMUNITY PROPERTY TRUST U/A/D 1/13/2022, a Community Property Trust that they acknowledged to be the General Partner of AUTENRIETH-WILLIAMS FAMILY LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP, the within named bargainor, a limited partnership, and that they as such Co-Trustees, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership (the bargainor) by themselves as Co-Trustees of the Community Property Trust on behalf of the Community Property Trust as general partner of the bargainor

Witness my hand and official seal this 5th day of December, 2025

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2029

Notary Public

Commission expires: _____

MO2025-1429